



Independent Estate Agents
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HOLDEN AVENUE, BURY, BL9 7TJ



- Two Bed Semi Detached Bungalow
- Fully Refurbished Throughout
- Newly Fitted Breakfast Kitchen
- Newly Fitted 4 Piece Bathroom
- Landscaped Rear Garden
- Driveway
- Garage
- No Onward Chain Delay



OIRO £290,000

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 Est. 1982

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Offered with No onward chain delay! Cardwells estate agents are delighted to bring to market this stunning two bedroom semi detached bungalow! Recently refurbished to the highest of standards throughout this beautiful home boasts modern and contemporary living accommodation. Although two double bedrooms, our current vendors had plans to convert the loft which is a fantastic space to make into another room! Comprising ; entrance hallway, lounge with bi folding doors to rear landscaped garden, open plan newly fitted breakfast kitchen with island, two double bedrooms and a newly fitted Four piece bathroom suite. Externally this property boasts a driveway for numerous cars, leading to a garage accessed from the rear garden, which is being utilised as a garage and utility room! To the rear is a beautifully landscaped garden with Indian stone and artificial grass. This would make the perfect forever home for someone looking to downsize! Situated close to local amenities, Fairfield hospital and just a short drive to Bury town centre, this conveniently located property must be viewed early. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Spotlighting. Loft access with pull down ladders to loft space.

Lounge 18' 0" x 10' 9" (5.48m x 3.27m) Double glazed bi folding doors to rear garden. Two ceiling light points. Two radiators. Open plan to breakfast kitchen.

Kitchen/Breakfast Room 11' 8" x 10' 0" (3.55m x 3.05m) A range of wall and base units with complementing work surfaces. Sink and drainer. Double electric oven, kitchen island with ceramic hob. Space for American fridge freezer. Spotlighting. Radiator. UPVC double glazed window to rear and side aspects

Bathroom 8' 7" x 6' 0" (2.61m x 1.83m) Panelled bath. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. UPVC double glazed window to side aspect. Radiator. Spotlighting.

Bedroom 1 11' 9" x 10' 9" (3.58m x 3.27m) High vaulted ceiling with feature beams. UPVC double glazed window to front aspect. Radiator, spotlighting.

Bedroom 2 10' 9" x 10' 0" (3.27m x 3.05m) UPVC double glazed window to front aspect. Radiator. Ceiling light points.

Externally Driveway to the side leading to garage. Laid to lawn gardens to to the front. To the rear a newly landscaped garden with Indian stone and artificial grass. Access to garage.

Garage Door to side. Plumbed for washing machine. Electrics and power.

Price OIRO £290,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 26th April 1962, meaning that there are 933 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 at the time of writing).

Conservation Area Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

