



HILLTOP DRIVE, BURY, BL8 3HN



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Dining Kitchen
- Ground Floor Shower Room
- Superb Potential to Personalise
- Long Driveway to Garage
- Sizeable Corner Plot
- Viewing is Essential



OIRO £280,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This three bedroom semi detached dormer bungalow is located in arguably the one of the best positions on this development which is in itself highly regarded being convenient located on the fringe of Tottington and enjoys countryside walks, views as well as all the wide ranging facilities provided by the Tottington village Centre. The current owners have spent a good deal of time and thought putting the infrastructure in place for this property and are part way through the decorative element but at our advice have slowed the build down whilst we look for a buyer as we believe there is superb potential as the property stands now. Works will continue and the asking price may increase over time to reflect the additions being considered. Therefore this is a fantastic opportunity to buy a property with all the infrastructure in place but also allowing for significant personalisation. We feel that internal inspection is required to full appreciate the accommodation which currently comprises entrance hallway, good size lounge, sizable dining kitchen, ground floor bathroom, ground floor bedroom, the first floor has the modern family bathroom and two further bedrooms. Leading out from the dining kitchen is a covered gazebo style patio area which we feel would lend itself very well to being incorporated into the kitchen perhaps with bifold doors being added. This patio area leads onto the utility room which again offers further development potential. Personal viewing is advised to fully appreciate all that is on offer. 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:

Hall Glazed door to the front elevation leading into L shaped hall. Double glazed window to the side elevation. Radiator. Storage cupboard.

Lounge 17' 1" x 11' 10" (5.2m x 3.6m) Double glazed window to the front elevation. Stairs lead off to the first floor landing.

Kitchen/Diner 19' 0" x 8' 10" (5.8m x 2.7m) Double glazed window and sliding patio doors to the rear elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Four ring ceramic hob. Electric double oven. Inset one and a half bowl sink and drainer. Plumbed for dishwasher.

Bedroom 3 11' 10" x 6' 3" (3.6m x 1.9m) Double glazed window to the front elevation. Radiator.

G/F Shower Room 8' 10" x 4' 3" (2.7m x 1.3m) High-level glass brick window. Three piece suite comprising shower, vanity sink unit and dual flush WC. Central heating boiler.

Utility room 6' 11" x 6' 7" (2.1m x 2.0m) Accessed externally. Double glazed window to the rear elevation. Work surfaces. Plumbed for washing machine.

First Floor Landing Stairs lead off from the lounge to the first floor landing.

Bedroom 1 14' 9" x 8' 2" (4.5m x 2.5m) Double glazed window to the rear elevation with lovely views. Radiator. Eaves storage.

Bedroom 2 14' 9" x 8' 2" (4.5m x 2.5m) Double glazed high-level windows to the rear and inside elevations. Modern three-piece suite comprising Jacuzzi bath, vanity sink and dual flush WC. Tiled elevations. Contemporary slim line panelled radiator.

Externally the property has good size gardens to front side and rear. The front garden is laid mainly to lawn with shrub borders, the side has a long driveway leading to the detached garage and the rear has a deceptively spacious L shaped garden which enjoys distant views and comprises stone patio area, lawn and raised decking leading to a plunge pool.

Price OIRO £280,000

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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 19th September 1963, meaning that there are 934 years remaining. Our clients advise us that leasehold charge is £27.00 per annum. 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).

Cardwells Estate 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 this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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