

SEEDFIELD ROAD, BURY, BL9 6NZ



- Four Bedrooms
- Modern Kitchen
- Newly Fitted Bathroom
- Master Bedroom Ensuite
- Professionally Converted Dormer
- Garage & Driveway
- Generous Rear Garden
- Early Viewing Advised



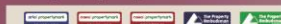
Offers Over £375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented four bedroom semi detached home. Offering modern and sizeable living accommodation over three floors this superb family home must be viewed to be appreciated! Boasting a professionally converted dormer bedroom and ensuite this property comprises; entrance hallway, lounge, open plan dining area and kitchen, three bedrooms to the first floor and a newly fitted bathroom suite. To the 2nd floor is the master bedroom with fantastic views of the bowling green and a sunny en suite bathroom. Externally this property boasts a driveway to the front and side leading to a detached garage with a generous rear garden. Situated close to local amenities, good schools, Clarence park, the Lido and just a short drive into Bury town centre this really is the ideal family home. 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 Stairs to first floor, radiator. Ceiling light point.

Lounge 12' 2" x 11' 4" (3.71m x 3.45m) UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Two wall lights. Living flame gas fire and feature surround. Open plan to dining area. Radiator.

Kitchen/Diner 18' 1" x 17' 8" (5.51m x 5.38m) Bi folding doors to rear aspect. Ceiling light point. Radiator. Breakfast bar and open plan leading to the kitchen. A range of wall and base units with Belfast sink and solid oak work surfaces, space for range cooker, space for American fridge freezer. Understairs storage housing washing machine. UPVC double glazed window to rear aspect. Skylight. Spotlighting. Radiator.

First Floor Landing

Bedroom 1 15' 2" x 12' 6" (4.62m x 3.81m) Skylight. Bi folding windows to rear aspect. Spotlighting. Storage in the eaves. Juliet balcony. Ip44 Bluetooth ceiling speakers.

En-suite 7' 2" x 4' 5" (2.18m x 1.35m) Shower cubicle with thermostatic shower overhead. Low flush wc. Wash hand basin. Wall tiling. Spotlighting. UPVC double glazed window to rear aspect.

Bedroom 2 14' 7" x 10' 8" (4.44m x 3.25m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Bedroom 3 14' 7" x 10' 8" (4.44m x 3.25m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 4 7' 2" x 6' 4" (2.18m x 1.93m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 7' 8" x 6' 7" (2.34m x 2.01m) UPVC double glazed window to rear aspect. Panelled slipper bath. Shower cubicle with thermostatic shower overhead. Low flush wc. Wash hand basin. Wall and floor tiling. Radiator. Spotlighting. Underfloor heating. Ip44 Bluetooth ceiling speakers.

Externally Block paved and hard landscaped driveway leading to a detached garage with up and over door, the garage is insulated with spotlighting and sockets. To the rear a landscaped rear garden with laid to lawn grass, patio areas and mature planted borders.

Price £375,000 offers over

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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 17th August 1959, meaning that there are 934 years remaining. Our clients advise us that leasehold charge is £10.00 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).

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 Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury

