

Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**COTSWOLD CRESCENT, BURY, BL8 1QP**



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Two Reception Rooms
- Good Sized Corner Plot
- Off Road Parking
- No Onward Chain Delays
- Sought After Location
- Early Viewing Advised



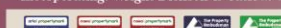
**£300,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: bury@cardwells.co.uk

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: lettings@cardwells.co.uk

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.



Independent Estate Agents  
**Cardwells**  
 Est. 1982



This three bedroom, semi detached dormer bungalow sits on a good sized plot within the highly sought after location of Walshaw with all of its amenities, countryside walks and transport links. The accommodation briefly comprises: entrance porch, hallway, lounge, dining room, fitted kitchen, three bedrooms and a bathroom with three piece suite. Externally there is ample off road parking to the front together with a detached garage and low maintenance garden to the rear. Available with No Onward Chain delays, early viewing is advised and can be arranged on 0161 761 1215, via email at [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or through our website [cardwells.co.uk](http://cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 8' 2" x 3' 3" (2.5m x 1.0m) Double glazed door to the front elevation with double glazed windows to three sides. Tiled floor. Storage cupboard.

**Entrance Hallway** Double glazed door and window to the front elevation. Stairs leading off to the first floor landing. Understairs store housing low flush wc & washbasin. Laminate flooring.

**Lounge** 14' 5" x 9' 10" (4.4m x 3.0m) Double glazed window to the front elevation. Laminate floor. Opens onto the dining room.

**Dining Room** 9' 10" x 8' 10" (3.0m x 2.7m) Double glazed sliding patio doors to the rear elevation. Radiator.

**Kitchen** 13' 9" x 7' 10" (4.2m x 2.4m) Double glazed door to the rear elevation., Double glazed windows to the rear and side elevations. Tiled floor. Range of Base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Free standing cooking range. Integrated fridge / freezer. Plumbed for washing machine.

**First floor landing** Stairs lead off from the hall to the first floor landing.

**Bedroom One** 12' 10" x 10' 10" (3.9m x 3.3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom Two** 10' 6" x 9' 10" (3.2m x 3.0m) Double glazed window to the front elevation. Radiator.

**Bedroom Three** 7' 10" x 6' 7" (2.4m x 2.0m) Double glazed window to the front elevation. Central heating boiler.

**Bathroom** Double glazed window to the side elevation. Three piece suite comprising P shaped bath with shower and screen over, close coupled W.C. and vanity sink unit. Chrome heated towel rail. Part tiled elevations.

**Externally** The property sits on a good sized corner plot allowing for off road parking for up to three vehicles to the front with a detached garage. There are low maintenance garden areas to the side and rear,

**Garage** Detached garage

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold with the balance of 999 years remaining from 1972. We await confirmation of the ground rent amount. 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 Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**Thinking of Selling** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage** Cardwells Estate Agents Bury 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 01617611215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

**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"

**Viewing** 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

