



Independent Estate Agents
Cardwells
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MORLEY STREET, WHITEFIELD. M45 6GF



- Three Bed Semi Detached
- Sun Room
- Modern Integral Kitchen
- Rear Garden
- Utility Room
- Driveway
- Sought After Location
- Early Viewing Advised



£280,000

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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 three bedroom semi detached home. Situated in the sought after area of Whitefield, close to local amenities, transport links and good schools this ideal family home had been improved to a very high standard! Boasting a newly fitted roof, modern kitchen and bathroom this property must be viewed to be fully appreciated! Comprising; entrance porch, lounge, modern breakfast kitchen, open plan to Sun Room, three bedrooms and a modern bathroom. The property is fully gas central heated and double glazed. Externally this property boasts a driveway to the front with a great sized rear garden, with access to a lean to being utilised as a utility room! This property would suit a growing family and internal viewing is highly advised. 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 Porch Door leading to lounge.

Lounge 16' 3" x 13' 9" (4.95m x 4.19m) UPVC double glazed window to front aspect. Feature has fire and surround. Radiator, spotlighting. Stairs to first floor.

Kitchen 14' 5" x 8' 2" (4.39m x 2.49m) Contemporary modern fitted wall and base units with sink and drainer. Integrated fridge and freezer. Integrated dishwasher. Integrated wine cooler. Space for range cooker. Extractor hood. Complementary work surfaces and tiled splash backs. Breakfast bar and open plan to sun room. Tiled flooring. 'Beehive' design featured copper radiator. Composite door to side garden. Spotlighting.

Sun Room 12' 7" x 12' 5" (3.83m x 3.78m) UPVC double glazed with patio doors leading to rear garden. Tiled flooring. Radiator. Ceiling light point.

First Floor Landing

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m) 'jacuzzi' bath with over head shower. Low flush wc. Wall hung wash hand basin. Wall tiled. Radiator. Spotlighting. UPVC double glazed window to rear aspect.

Bedroom 1 14' 6" x 8' 0" (4.42m x 2.44m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Industrial effect fitted shelving and wardrobes. Loft access.

Bedroom 2 9' 9" x 8' 1" (2.97m x 2.46m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bedroom 3 9' 6" x 6' 0" (2.89m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally To the front a paved driveway and paved feature garden. To the rear a generous rear laid to lawn garden with planted borders, water feature and patio area. To the side a covered patio area leading to a lean to being utilised as a utility room.

Price £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 20th December 1971, meaning that there are 946 years remaining. Our clients advise us that leasehold charge is £17.50 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 Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

