



# Independent Estate Agents **Cardwells** Est. 1982

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**MATHER ROAD, BURY, BL9 6SL**



- Two Bedroomed Det Bungalow
- Detached Garage
- Driveway Parking
- No Upward Chain
- Close to Walmersley Golf Club
- Well Maintained Gardens
- Early Viewing Advised
- Sought After Location



**OIRO £280,000**

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Cardwells Estate Agents are delighted to bring to market this well presented two bedroom detached bungalow. Offered with no onward chain this property comprises; entrance hallway, 30ft lounge/dining room, two double bedrooms, kitchen and family bathroom. Externally this property boasts a well appointed gardens to the front and rear with a newly laid driveway leading to a detached garage to the front. Situated within a short walk to Walmersley Golf club and Burrs County Park this conveniently located bungalow must be viewed early to avoid disappointment. 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:**

**Hallway** Radiator. Ceiling light point. Storage cupboard.

**Lounge/Diner** 30' 9" x 10' 8" (9.37m x 3.25m) UPVC double glazed window to front and rear aspect's. Two radiators. Two ceiling light points. Gas fire and feature surround.

**Kitchen** 9' 8" x 9' 3" (2.94m x 2.82m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood over. Plumber for washing machine. UPVC double glazed window to rear aspect. UPVC double glazed door to side garden. Ceiling light point. Radiator.

**Bathroom** UPVC double glazed window to rear aspect. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Bedroom 1** 12' 7" x 10' 0" (3.83m x 3.05m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 9' 7" x 8' 9" (2.92m x 2.66m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Externally** Well maintained mature laid to lawn gardens with planted borders to front and rear. To the front a newly paved driveway leading to a detached garage with up and over door.

**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 27th May 1970, meaning that there are 942 years remaining. Our clients advise us that leasehold charge is £15.00 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 D rated which is at an approximate annual cost of £2,289 (at the time of writing).

**Conservation Area** 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

**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"

