



BRECON DRIVE, BURY, BL9 9LQ



- Three Bedroomed Semi Detached
- Extended to Rear
- Two Reception Rooms
- Rear Garden
- No Onward Chain
- Driveway
- Early Viewing Advised
- Close to Good Schools



£250,000

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 11 Institute St, Bolton, BL1 1PZ
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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are pleased to bring to market this extended three bedroom semi detached. Situated close to local amenities, schools and fantastic transport link this property is offered with no onward chain and comprises; entrance hallway, lounge, extended dining room, extended kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway for numerous cars and a landscaped rear garden.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 10' 5" x 10' 5" (3.17m x 3.17m) UPVC double glazed bay window to front aspect. Ceiling light point.

Open Plan Extended Dining Room 21' 1" x 10' 8" (6.42m x 3.25m) UPVC double glazed patio doors to rear garden. Two ceiling light points. Radiator.

Kitchen 17' 0" x 5' 8" (5.18m x 1.73m) UPVC double glazed window to side aspect. UPVC door to rear garden. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Radiator. Ceiling light point.

First Floor Landing

Bathroom UPVC double glazed window to side aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 11' 5" x 11' 1" (3.48m x 3.38m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 13' 4" x 10' 1" (4.06m x 3.07m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 6' 6" x 6' 3" (1.98m x 1.90m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Externally Block paved driveway to the front with a paved stepped rear garden and freestanding shed.

Price £250,000

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 or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 B rated which is at an approximate annual cost of £1,780 (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 research shows the property is in a very low flood risk area.

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, Bolton 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

