



Independent Estate Agents Cardwells

Est. 1982

www.cardwells.co.uk

WALKER AVENUE, WHITEFIELD, M45 6TP



- Extended Three Bedroomed Semi
- Landscaped Rear Garden
- Driveway
- Modern Kitchen & Bathroom
- Sought After Location
- Close to Local Transport Networks
- Ideal Family Home
- Early Viewing Advised



Offers Over £325,000

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BURY
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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.

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Cardwells estate agents are delighted to bring to market this extended bay fronted three bedroom semi detached home. Situated in a sought after residential area and boasting generous room sizes this lovely home would suit a growing family! Located close to local amenities, transport links and motorway networks. Briefly comprises; entrance porch, hallway, lounge, dining room, extended kitchen, three bedrooms and a four piece family bathroom. Externally this property has a driveway to the front with a beautiful landscaped rear garden. Chain Details; It is hoped that the property will be sold with no further upward chain delay. 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 to hallway.

Hallway - Radiator. Ceiling light point. Under stairs storage housing gas boiler. Stairs to first floor.

Lounge 14' 5" x 12' 3" (4.39m x 3.73m) UPVC double glazed bay window to front aspect. Electric fire, radiator, ceiling point.

Dining Room 15' 5" x 11' 2" (4.70m x 3.40m) UPVC double glazed bay window to rear aspect. Radiator, ceiling light point

Kitchen 16' 9" x 7' 3" (5.10m x 2.21m) A range of wall and base units with stainless steel sink and drainer, complementing work surfaces and tiled splash backs. Gas hob, electric oven and extractor hood. Built in microwave. Integrated fridge freezer and washing machine. Integrated dishwasher. UPVC double glazed window to rear aspect. Door to rear garden. Radiator, spotlighting.

First Floor Landing

Bathroom 9' 8" x 7' 0" (2.94m x 2.13m) Panelled jacuzzi bath with built in tv. Shower cubicle with thermostatic shower over. Low flush wc. Pedestal wash hand basin. Radiator, spotlighting. UPVC double glazed window to rear aspect.

Bedroom 1 15'5" x 11'5" (4.70m x 3.48m) UPVC double glazed bay window to rear aspect. Radiator, ceiling light point.

Bedroom 2 14' 7" x 11' 5" (4.44m x 3.48m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Bedroom 3 7' 4" x 7' 2" (2.23m x 2.18m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally to the front aspect paved driveway. To the rear a landscaped patio area with Indian stone, laid to lawn garden. Two freestanding sheds, one has power & lighting.

Price Offers Over £325,000

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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 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 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 "No" 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.

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"

