



COTSWOLD CRESCENT, BURY, BL8 1QL



- Two Bedroom Detached Bungalow
- Modern Fitted Kitchen
- Modernised Throughout
- Newly Fitted Driveway
- Rear Garden
- Utility Room
- Internal Viewing Advised
- Sought After Residential Area



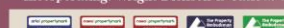
£300,000 Offers over

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.



Cardwells estate agents are delighted to bring to market this beautiful two bedroom detached bungalow! Recently upgraded to a superb standard this lovely home must be viewed to be appreciated! Boasting newly fitted windows, stunning kitchen and bathroom to name a few this property comprises; entrance vestibule, hallway, lounge, utility room, Open plan breakfast kitchen, two bedrooms and an en suite bathroom. Externally this property has a newly fitted driveway and landscaped garden to the front. To the rear a beautiful garden with a detached garden room, composite decking and a fixed canopy, perfect for alfresco dining! Situated close to local amenities and transport links, Internal and early 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 Vestibule Door to hallway.

Hallway Radiator, Ceiling light point.

Lounge 18' 7" x 11' 0" (5.66m x 3.35m) UPVC double glazed window to front aspect. Two UPVC double glazed windows to side aspect. Radiator. Feature fireplace. Three wall lights. Double doors to kitchen.

Open Plan Kitchen, Diner, Office Space 24' 9" x 18' 7" (7.54m x 5.66m) A stunning modern kitchen with breakfast island. Wall and base units with quarts complementing work surfaces. Sunken sink. Induction hob, built in rising extractor fan, double electric oven, built in microwave. Integrated fridge and freezer. The Kitchen also benefits from a butlers pantry/storage space. Double glazed sliding doors to rear garden. UPVC double glazed window and door to side aspect. Radiator. Spotlighting.

Bedroom 1 11' 2" x 10' 9" (3.40m x 3.27m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

En-Suite Bathroom 7' 1" x 5' 6" (2.16m x 1.68m) Panelled shower bath with rainfall overhead thermostatic shower. Low flush w/c. Wash hand basin. Wall tiling. Radiator. Spotlighting. UPVC double glazed window to side aspect.

Utility Room/WC 7' 11" x 4' 8" (2.41m x 1.42m) Low flush w/c, wash hand basin. Plumbed for washing machine. Space for dryer. Storage cupboard. Spotlighting.

Bedroom 2 10' 8" x 7' 7" (3.25m x 2.31m) UPVC double glazed window to side aspect. UPVC door to rear garden. Spotlighting. Radiator. Storage overhead cupboards.

Externally Newly fitted block paved and landscaped driveway and garden to the front. To the rear a laid to lawn garden, composite decking area with overhead canopy. Artificial grass, seating area. Detached summer house & 15ft Long Shed to the side of the property.

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 18th September 1960, meaning that there are 943 years remaining. Our clients advise us that leasehold charge is £12.00 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 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 or visiting: 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 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"

