

HUNSTANTON DRIVE, BURY, BL8 1EG



- Double Integral Garage
- Spacious Driveway
- Downstairs Shower Room
- Two Good-Sized Reception rooms
- Perfect Family Home
- In Need Of Some Modernisation
- Close To Local Schools
- Four Bedrooms



£400,000

BOLTON

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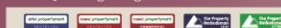
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Cardwells estate agents are delighted to bring to market this sizeable four bedroom detached family home. Although in need of updating this well cared for property is offered with no onward chain and boasts well proportioned living accommodation. Comprising; entrance porch, hallway, downstairs shower room, open plan lounge and dining room, dining room and kitchen. To the first floor there are four good sized bedrooms and a family bathroom. Externally this property boasts a driveway for numerous cars leading to an integral double garage with well maintained gardens to front and rear. Situated close to good schools, the Burrs country park and local amenities this really is a chance for a growing family to put their own stamp on a superb detached residence. Internal and early viewing is highly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Door leading to hallway.

Hallway Radiator, ceiling light point. Stairs to first floor.

G/F Shower Room Shower cubicle with overhead shower. Low flush ec. wash hand basin. Ceiling light point. Radiator.

Lounge/Diner 26' 0" x 11' 9" (7.92m x 3.58m) UPVC double glazed bay window to front aspect. UPVC double glazed patio doors and windows to rear aspect. Feature gas fire and surround. Radiator. Two ceiling light points.

Dining Room 11' 9" x 10' 2" (3.58m x 3.10m) UPVC double glazed window to rear aspect. Storage cupboard. Radiator. Ceiling light point.

Kitchen 15' 7" x 6' 3" (4.75m x 1.90m) A range of wall and base units. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. UPVC double glazed window and door to rear garden. Door to integral garage. Ceiling light point. Radiator.

First Floor Landing

Bedroom 1 13' 1" x 12' 1" (3.98m x 3.68m) UPVC double glazed window to front aspect. Fitted wardrobes, drawers and vanity unit. Ceiling light point. Radiator.

Bedroom 2 13' 7" x 10' 7" (4.14m x 3.22m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Bedroom 3 9' 5" x 8' 3" (2.87m x 2.51m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Storage cupboard.

Bedroom 4 9' 3" x 8' 5" (2.82m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Integral Double Garage Electric roller door. Power & lighting.

Externally to the front a large landscaped garden and driveway for numerous cars leading to an integral double garage. To the rear a laid to lawn gardens to with planted borders and paved patio area.

Price £400,000

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 E rated which is at an approximate annual cost of £2,951 (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"

