



# Independent Estate Agents Cardwells

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SEFTON STREET, BURY, BL9 6PR



- Semi-Detached Family Home
- Three Double Bedrooms
- Ensuite to Master Bedroom
- Ground Floor Bathroom
- Fitted Dining Kitchen
- Good Size Rear Garden
- No Onward Chain Delay
- Early Viewings Advised



**£240,000**

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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.





This lovely and surprisingly spacious three bedroom semi detached property is located in a well regarded area and requires viewing to fully appreciate the size and standard of accommodation on offer. Currently comprising entrance hall, lounge, dining kitchen, ground floor bathroom, three double bedrooms - Master having an ensuite shower room. Externally the property enjoys lovely gardens to both front and rear with the rear being of a particularly good size and offering potential for an extension to the accommodation subject to the relevant permissions being obtained. 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:**

**Hall** Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

**Lounge** 14' 9" x 14' 1" (4.5m x 4.3m) Double glazed bay window to the front elevation. Living flame gas fire in wood and marble surround. Radiator.

**Kitchen** 13' 3" x 9' 11" (4.05m x 3.02m) Double glazed window to the rear elevation. Double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric oven. Plumbed for washing machine and dishwasher. Integrated fridge and freezer. Under stairs storage. Radiator.

**Ground Floor Bathroom** 9' 10" x 4' 7" (3.0m x 1.4m) Double glazed window to the rear elevation. Three-piece suite comprising bath, vanity sink unit and close coupled WC. Chrome heated towel rail. Tiled elevations. Tiled floor.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access. Double glazed window to the side elevation.

**Bedroom 1** 15' 1" x 10' 10" (4.6m x 3.3m) Double glazed window to the front elevation. Laminate floor. Radiator.

**En-suite** Three-piece suite comprising corner shower cubicle, pedestal wash and basin and close coupled WC. Tiled floor. Tiled elevations.

**Bedroom 2** 13' 3" x 9' 10" (4.05m x 3.0m) Double glazed window to the rear elevation. Laminate floor. Radiator.

**Bedroom 3** Double glazed window to the rear elevation. Laminate floor. Radiator.

**Externally** The front of the property has an attractive low wall enclosed garden area with path leading around the side onto the sizable rear garden with flagged patio and path leading to further flagged patio. Also having a neat lawn.

**Price** £240,000

**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 December 1924, meaning that there are 898 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**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 £1,878 (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.

**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"

