



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**STRATFORD AVENUE, BURY, BL9 5LB**



- Detached Bungalow
- Three Bedrooms
- Renovated Throughout
- Open Aspects to Rear
- Beautifully Presented Throughout
- Modern Kitchen & Bathroom
- Stunning Landscaped Gardens
- Internal Viewing Highly Advised



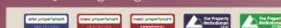
**£475,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this fully renovated three bedroom detached bungalow! Boasting modern decor throughout and situated in a sought after cul de sac position this property must be viewed early to avoid disappointment! Thoughtfully laid out and designed this lovely home comprises; entrance hallway, hallway, lounge, modern fitted dining kitchen, Sun Room, utility room, three bedrooms and a modern fitted four piece bathroom! Externally this property has a newly fitted driveway for numerous cars, leading to an integral garage. To the rear a stunning landscaped garden with open aspects! Laid to lawn garden with raised composite decking patio areas and planted borders. Situated close to local amenities, transport links and just a short drive into Bury, this property must be viewed to be appreciated! 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 Hall** Entrance with composite rock door. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Inner Hallway** three ceiling light points. Radiator, storage cupboards.

**Lounge** 12' 9" x 11' 9" (3.88m x 3.58m) UPVC double glazed window to rear aspect. Radiator. Feature gas fire and surround. Ceiling light point.

**Kitchen/Diner** 17' 8" x 13' 1" (5.38m x 3.98m) UPVC double glazed window to rear aspect. UPVC double glazed window and door to side aspect. A range of modern wall and base units with complementing work surfaces and featured lighting. Integrated fridge and freezer. Integrated full length freezer. Electric oven, ceramic hob and extractor hood. Built in microwave and dishwasher. Sink and drainer. Ceiling light point. Spotlighting. Radiator.

**Sun Room** 18' 4" x 7' 3" (5.58m x 2.21m) Two Velux skylights. UPVC patio doors to rear and side aspects. Door to utility room. Radiator. Ceiling light point.

**Utility room** 8' 4" x 7' 7" (2.54m x 2.31m) UPVC double glazed window and door to side aspect. Radiator. Ceiling light point. Plumbed for washing machine. Door to integral garage.

**Bedroom 1** 12' 8" x 10' 1" (3.86m x 3.07m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 11' 3" x 10' 2" (3.43m x 3.10m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 9' 8" x 7' 5" (2.94m x 2.26m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bathroom** Panelled bath. Shower cubicle with thermostatic shower over. Wash hand basin. UPVC double glazed window to side aspect.

**Separate WC** low flush wc. UPVC double glazed window to side aspect.

**Externally** Block paved 'Tegula' driveway for numerous cars leading to an integral garage with up and over door. Raised planters to the front. To the rear a landscaped rear garden with laid to lawn gardens, planted borders and raised composite patio areas.

**Price** £475,000

**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"

