



Independent Estate Agents  
**Cardwells**  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MOUNTBATTEN CLOSE, UNSWORTH. BL9 8PU**



- Detached Bungalow
- Two Double Bedrooms
- Driveway for Numerous Cars
- Garage
- Sought After Residential Area
- Landscaped Rear Garden
- En-suite
- Early Viewing advised



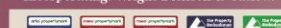
**£375,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto: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.



Independent Estate Agents  
**Cardwells**  
 Est. 1982



Cardwells estate agents are pleased to bring to market this two bedroom detached bungalow. Situated in a sought after residential area this property comprises; entrance hallway, lounge, dining kitchen, two double bedrooms, ensuite and a bathroom. Externally this property has a driveway for numerous cars leading to a garage. Situated close to local amenities, transport links and shops. Boasting newly fitted UPVC double glazed windows this property would suit someone looking to make their house a home with a blank canvas. 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:**

**Hallway** Two storage cupboards. Electric wall mounted heater.

**Lounge** 16' 3" x 10' 7" (4.95m x 3.22m) UPVC double glazed windows to front and side aspect. Electric wall mounted heater. Double foots to dining kitchen.

**Kitchen/Diner** 15' 7" x 7' 7" (4.75m x 2.31m) UPVC double glazed window to front and side aspect. Door to side garden. A range of wall and base units with sink and drainer. Ceramic hob, electric oven. Electric wall mounted heater.

**Bedroom 1** 13' 8" x 11' 4" (4.16m x 3.45m) UPVC double glazed patio doors and window to rear aspect. Electric wall mounted heater.

**En-suite** Shower cubicle. Low flush wc. Pedestal wash hand basin. Wall and floor tiling. Sky light.

**Bedroom 2** 18' 9" x 8' 7" (5.71m x 2.61m) UPVC double glazed window to rear aspect. Electric wall mounted heater.

**Bathroom** UPVC double glazed window to side aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Wall mounted electric heater. Wall tiled.

**Externally** Block paved driveway leading to a garage with electric roller door. Landscaped garden to the front. To the rear a landscaped garden with patio area, planted borders and laid to lawn garden.

**Price** £375,000

**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 D rated which is at an approximate annual cost of £2,415 (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.

**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.

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

