

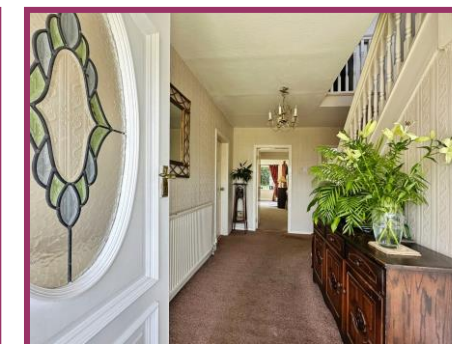


Independent Estate Agents
Cardwells
 www.cardwells.co.uk

WENSLEYDALE CLOSE, UNSWORTH, BL9 8ER



- Four Bedroomed Detached
- Extended to the Rear
- Three Reception Rooms
- Two Bathrooms
- Driveway for Numerous Cars
- Garage
- Cul-de-Sac Position
- FREEHOLD



Offers Over £480,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

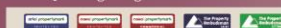
BURY

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 larger than average four bedroom extended detached home. Freehold in tenure and occupying a generous plot in a secluded cul de sac position, this lovely home is situated in a sought after area of Unsworth. Boasting generous living accommodation with potential to develop further this property comprises; entrance porch, large entrance hallway, extended lounge, dining room, 2nd Reception room, kitchen and downstairs bathroom. To the first floor there are four double bedrooms with a family bathroom and a WC as well as a large landing. Externally this property boasts a driveway for numerous cars leading to a large garage with beautiful gardens to the front and rear! 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 Porch UPVC double glazed to front and sides. Door to hallway.

Hallway Radiator. Ceiling light point. Stairs to first floor.

Extended Lounge 22' 5" x 17' 8" (6.83m x 5.38m) UPVC double glazed window to side aspect, UPVC double glazed sliding patio doors to side aspect. Single glazed hardwood window to rear aspect. Feature fire and surround. Two radiators. Two ceiling light points.

Dining Room 13' 9" x 11' 4" (4.19m x 3.45m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Archway to lounge.

Kitchen 12' 4" x 12' 2" (3.76m x 3.71m) A range of wall and base units with hot air heater under the oven, stainless steel sink and drainer. Ceramic hob, double electric oven and extractor hood. Space for American fridge freezer. UPVC double glazed window to rear aspect. UPVC door to side aspect.. Spotlighting.

2nd Reception Room 11' 0" x 8' 5" (3.35m x 2.56m) UPVC double glazed window to front aspect. Ceiling light point.

Ground Floor Bathroom Panelled bath. Shower cubicle. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point. UPVC double glazed window to side aspect.

First Floor Landing UPVC double glazed window to front aspect. Ceiling light point. Loft access. Large space.

Bedroom 1 14' 0" x 11' 5" (4.26m x 3.48m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 13' 0" x 11' 5" (3.96m x 3.48m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes and overhead storage.

Bedroom 3 12' 7" x 8' 4" (3.83m x 2.54m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 4 8' 8" x 8' 5" (2.64m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom 8' 5" x 6' 3" (2.56m x 1.90m) UPVC double glazed window to rear aspect. Shower cubicle. Low flush wc. Pedestal wash hand basin. Bidet. Wall tiling. Radiator. Ceiling light point.

Separate WC Low flush wc, wash hand basin. UPVC double glazed window to side aspect. Ceiling light point.

Externally Laid to lawn gardens to the front with a block paved driveway for numerous cars leading to an extra large attached garage with up & over electric door. To the rear a generous laid to lawn garden with planted borders. Block paved patio area and side garden path. Large space behind the garage.

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 F rated which is at an approximate annual cost of £3,488 (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"

