



VICTORIA AVENUE EAST, M9



- Extended Family Home
- Two Reception Rooms
- Four Bedrooms
- Modern Family Kitchen
- Close Access To Motorway Networks
- Driveway For Numerous Cars
- En Suite To Master Bedroom!



£450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this imposing extended four bedroom semi detached home. Situated close to all motorway links, local amenities and great schools this really is a fantastic family home. Boasting a double extension, this property provides sizeable living accommodation and comprises; Entrance hallway, downstairs wc, lounge, dining room, large open plan kitchen and family room, four bedrooms (master en suite) and a family bathroom. Externally this property has off road parking for numerous cars with laid to lawn gardens to the front and block paved rear and side landscaped gardens. 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 Hallway Laminate flooring. Radiator. Ceiling light point.

Guest WC Low flush WC. Wash hand basin. Ceiling light point.

Lounge 11' 9" x 11' 4" (3.58m x 3.45m) UPVC double glazed bay window to front aspect. Wood burning stove and surround. Radiator. Laminate flooring. Open plan to dining room. Two wall light points.

Dining Room 11' 9" x 11' 5" (3.58m x 3.48m) UPVC double glazed window to rear aspect. Radiator. Two wall light points. Laminate flooring.

Kitchen/ Family Room 19' 8" x 16' 1" (5.99m x 4.90m) A range of modern high gloss wall and base units with two ovens, ceramic hob and extractor fan. Kitchen island with inset sink and drainer. Integrated dishwasher, washing machine and fridge freezer.

Master Bedroom 11' 11" x 11' 8" (3.63m x 3.55m) UPVC double glazed bay window to front. Fitted wardrobes. Radiator. Spotlighting.

En Suite 6' 10" x 5' 11" (2.08m x 1.80m) Shower cubicle with overhead shower. Low flush WC. Pedestal wash hand basin. Chrome effect towel radiator. UPVC double glazed round window to front aspect.

Bathroom 14'10 x 9'1 (4.52m x 2.77m) Panelled corner bath, wash basin, low flush WC, Tiled floor, Part tiled walls.

Second Bedroom 11' 7" x 11' 2" (3.53m x 3.40m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Third Bedroom 12' 11" x 6' 7" (3.93m x 2.01m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Fourth Bedroom 14' 4" x 11' 11" (4.37m x 3.63m) UPVC double glazed window to side aspect. Radiator, spotlighting.

Externally Block paved driveway to the side with laid to lawn gardens to the front. To the rear a block paved rear garden.

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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 8th May 1940, meaning that there are 914 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the City of Manchester and is therefore liable for Manchester Council Tax. The property is C rated which is at an approximate annual cost of £1,940 (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 "No" 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 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"

