



WOBURN DRIVE, BURY, BL9 8DA



- Three Bedoomed Semi Detached
- Extended to the Rear
- Two Reception Rooms
- No Onward Chain
- Detached Garage & Drive
- Gas Central Heating
- Stunning Rear Garden
- Early Viewing Advised



£275,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Cardwells Estate agents are delighted to bring to market this well presented extended three bedroom semi detached home! Situated close to local motorway access, local amenities and good schools this is the ideal family home! Offered with no onward chain delay this property comprises; entrance porch, hallway, lounge, open plan kitchen/dining room and 2nd reception room. To the first floor there are three good sized fitted bedrooms and a family bathroom. Externally this property boasts a driveway to the front as well as a gated driveway leading to a detached garage. To the rear is a stunning landscaped stepped garden with numerous decked seating areas, planted borders and artificial grass areas. 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 Door to hallway

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

Lounge 13' 3" x 11' 6" (4.04m x 3.50m) Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. Feature gas fire and surround. Folding doors leading to dining area.

Kitchen/Diner 17' 8" x 7' 8" (5.38m x 2.34m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. UPVC door to side aspect. Under stairs storage cupboard. Hardwood double glazed window to rear aspect. Ceiling spotlighting. Radiator. Tiled flooring. Archway to 2nd reception room.

2nd Reception Room 11' 0" x 9' 4" (3.35m x 2.84m) Hardwood double glazed window to side aspect. UPVC double glazed patio doors to rear garden. Laminate flooring. Radiator, ceiling light point.

First Floor Landing

Bedroom 1 10' 9" x 8' 9" (3.27m x 2.66m) Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes and storage cupboard.

Bedroom 2 10' 0" x 8' 7" (3.05m x 2.61m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 7' 0" x 6' 9" (2.13m x 2.06m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom 6' 8" x 4' 3" (2.03m x 1.29m) Panelled bath. Low flush wc. Pedestal wash hand basin. Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally To the front a block paved driveway for numerous cars. Gated to the side leading to a further paved driveway and large detached garage with up and over door. To the rear is a beautifully landscaped stepped garden with numerous decked seating areas, artificial grass, planted borders and patio areas

Price £275,000

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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 12th June 1965, meaning that there are 940 years remaining. 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 C rated which is at an approximate annual cost of £2,146 (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"

