



**BRANDLESHOLME ROAD, BURY, BL8 1EY**



- Three Bedroomed Semi Detached
- Modern Open Plan Kitchen
- Driveway
- Rear Garden
- Modern Bathroom
- Ideal Family Home
- Close to Good Schools
- FREEHOLD



**£280,000**

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Cardwells estate agents in Bury are delighted to bring to market this stunning three bedroom semi detached home. Boasting stunning interior this ideal family home must be viewed early to avoid disappointment! Situated close to an array of good schools, local amenities and just a short drive to Bury town centre this lovely home comprises of; entrance hallway, lounge, dining room, downstairs wc, open plan breakfast kitchen, three bedrooms and a family bathroom. Externally this property boasts a driveway to the front with a generous rear landscaped garden. 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** Hallway- radiator, ceiling light point. Stairs to first floor.

**Lounge** 13' 6" x 13' 5" (4.11m x 4.09m) UPVC double glazed bay box window to front aspect. Ceiling light point. Radiator.

**Dining Room** 18' 3" x 12' 8" (5.56m x 3.86m) Open plan to breakfast kitchen. Wood burning stove with feature brick chimney breast. Radiator. Ceiling light point. UPVC double glazed patio doors leading to rear garden.

**Open Plan Breakfast Kitchen** 18' 3" x 14' 2" (5.56m x 4.31m) A range of modern wall and base units with sink and drainer. Ceramic hob, double electric oven. Integrated fridge, freezer, washing machine and dishwasher. Breakfast bar. UPVC double glazed windows to rear and side aspect. Radiator. Spotlighting. UPVC door to side garden. Door leading to WC.

**Guest WC** Low flush wc. Wall hung wash hand basin. UPVC double glazed window to side aspect.

#### **First Floor Landing**

**Bedroom 1** 13' 6" x 11' 4" (4.11m x 3.45m) UPVC double glazed bay box window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 13' 0" x 11' 4" (3.96m x 3.45m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

**Bedroom 3** 7' 8" x 6' 4" (2.34m x 1.93m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bathroom** 7' 7" x 6' 3" (2.31m x 1.90m) UPVC double glazed window to rear aspect. Panelled bath with overhead thermostatic shower with rainfall shower head. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. UPVC double glazed window to rear aspect. Spotlighting.

**Externally** Driveway to the front with gated access to rear garden. To the rear a patio area with landscaped rear garden with laid to lawn gardens to and planted borders.

**Price** £280,000

**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 C rated which is at an approximate annual cost of £2,146 (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.

**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"

