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HEATON DRIVE, BURY, BL9 8BQ



- Extended Semi Detached
- Three Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom
- Sizeable Plot
- Requires Updating
- No Onward Chain Delay



£275,000

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Located in a highly sought after area with excellent amenities and transport links including motorway networks, supermarkets and wide ranging amenities, this three bedroom semi detached property is situated on a sizable plot which offers potential for extension subject to relevant permissions being obtained. The accommodation is in need of some updating but as such offers perfect opportunity to personalise and potentially add value. The accommodation has been extended and briefly comprises entrance hall, lounge, dining room, third reception room/ground floor bedroom, three bedrooms and a bathroom with three-piece suite. Externally the property sits on a good sized plot with gardens to both front and rear and off-road parking to the front. Early viewing is highly recommended to assist this, there is a viewing video whilst in person viewing this can be arranged via 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:

Hall Double glazed window and door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Under stairs storage.

Lounge 13' 9" x 11' 7" (4.2m x 3.52m) Double glazed window to the front elevation. Living flame gas fire in contemporary surround. Radiator.

2nd Reception Room/Bedroom 4 15' 1" x 8' 2" (4.6m x 2.5m) Double glazed window to the front elevation. Partial conversion to ensuite comprising close WC and pedestal wash handbasin.

Dining Room 18' 1" x 7' 10" (5.5m x 2.4m) Two double glazed windows to the rear elevation. Radiator. Arch through to the kitchen.

Kitchen 11' 6" x 8' 2" (3.5m x 2.5m) Double glazed window to the rear and side elevations. Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Space for fridge freezer.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1 11' 11" x 9' 6" (3.63m x 2.9m) Double glazed window to the front elevation. Radiator. Built in wardrobes.

Bedroom 2 10' 2" x 10' 2" (3.1m x 3.1m) Double glazed window to the rear elevation enjoying views over the garden and hillside beyond. Built in wardrobes. Radiator.

Bedroom 3 8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to the front elevation. Radiator.

Bathroom 7' 8" x 6' 2" (2.33m x 1.88m) Double glazed window to the side elevation. Three piece suite, comprising corner shower cubicle, close coupled WC and vanity sink unit. Part tiled elevations. Radiator.

Externally The front of the property has driveway parking leading past a lawned garden with hedge and shrub borders. The rear has a substantial sized garden with paved patio area and steps leading down to a sizable mature garden with lawn shrubs and flower bed borders.

Price £275,000

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 leasehold enjoying the remainder of the 999 year term which started on 6th July 1967, meaning that there are 939 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"

