



Independent Estate Agents Est. 1982

Cardwells

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THOMPSON AVENUE, WHITEFIELD, M45 6DU



- Three Bedroomed Semi Detached
- Two Reception Rooms
- Driveway Parking
- Rear Garden
- No Onward Chain Delay
- Close to Tram Station
- Ideal Family Home
- Early Viewing Advised



£249,950

BOLTON

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BURY

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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 three bedroom semi detached home. In need of some updating this lovely traditional home is offered for sale with no onward chain delay and comprises; entrance porch, hallway, lounge, dining kitchen, sun room, three bedrooms and a family bathroom. Externally this property boasts a driveway to the front with a generous rear garden! Situated in a sought after location of Whitefield, within walking distance to the tram station and close to local amenities and transport links, this would suit a growing family! 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 door leading to hallway.

Hallway Radiator, ceiling light point. Stairs to first floor. Door to lounge.

Lounge 15' 1" x 13' 2" (4.59m x 4.01m) UPVC double glazed box bay window to front aspect. Feature gas fire and surround. Radiator. Ceiling light point.

Kitchen/Diner 14' 9" x 9' 7" (4.49m x 2.92m) A range of wall and base units with ceramic hob, electric oven and extractor hood. Sink and drainer. Breakfast bar. Radiator. Two ceiling light points. UPVC double glazed window and door to rear aspect. UPVC double glazed patio doors to sun room.

Sun Room 11' 6" x 7' 5" (3.50m x 2.26m) Spotlighting. UPVC double glazed windows and patio doors to side aspect.

First Floor Landing

Bathroom Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Bedroom 1 12' 4" x 9' 0" (3.76m x 2.74m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 5" x 7' 5" (3.17m x 2.26m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 7' 6" x 7' 2" (2.28m x 2.18m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Patterned imprinted driveway to the front and side. Gated to the side. To the rear a patio area with laid to lawn gardens. Freestanding shed.

Price £249,950

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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 B rated which is at an approximate annual cost of £1,878 (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 a "very low" 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"

