



WINGATE AVENUE, BURY, BL8 2LQ



- Four Bedroomed Semi Detached
- Driveway
- Garage
- Generous Mature Gardens
- Cul de Sac Position
- Ideal Family Home
- Sought After Location
- FREEHOLD



£350,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

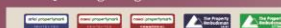
BURY

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

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 immaculately presented four bedroom semi detached home. Occupying a superb corner FREEHOLD plot in a quiet cul de position this lovely home comprises; entrance hallway, downstairs cloak/WC, lounge, dining room, newly fitted dining kitchen, four bedrooms and a family bathroom. Externally this property boasts a driveway for numerous cars leading to a garage with up and over door and beautiful mature gardens to the front and rear. Situated in a conveniently sought after residential area, close to local schools, amenities and just a short drive to Bury town centre this property 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 Hallway Radiator. Ceiling light point.

Guest Cloaks/WC UPVC double glazed window to side aspect. Low flush wc. Wall hung wash hand basin. Radiator. Ceiling light point.

Lounge 14' 0" x 11' 3" (4.26m x 3.43m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wood burning stove.

Dining Room 11' 4" x 11' 3" (3.45m x 3.43m) UPVC sliding patio doors to rear garden. Radiator. Ceiling light point. Stairs to first floor.

Breakfast Kitchen 17' 2" x 7' 9" (5.23m x 2.36m) A newly fitted kitchen with a range of wall and base units, complementary work surfaces. Inset sink and drainer. Integrated fridge freezer, dishwasher and washing machine. Two UPVC double glazed windows to side and rear aspect. Composite stable door to side aspect. Radiator. Spotlighting.

First Floor Landing

Bedroom 1 14' 2" x 11' 2" (4.31m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 9" x 7' 10" (3.27m x 2.40m) UPVC double glazed window to rear aspect. Fitted wardrobe. Over stairs storage. Radiator. Ceiling light point.

Bedroom 3 10' 2" x 8' 3" (3.10m x 2.51m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 4 8' 5" x 7' 8" (2.56m x 2.34m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Panelled bath. Low flush wc and inset wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to side aspect.

Externally Paved driveway leading to a garage with up double doors to front. Mature laid to lawn gardens to front and rear with patio area, planted borders and wood store.

Price £350,000

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).

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"

