

WILLOW CLOSE, BURY, BL9



- Four Bedroom Detached
- Driveway For Multiple Cars
- Double Garage
- Generous Rear Garden
- Utility Room
- Downstairs W/C
- En-Suite
- Two Reception Rooms



Offers Over £500,000

BOLTON

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BURY

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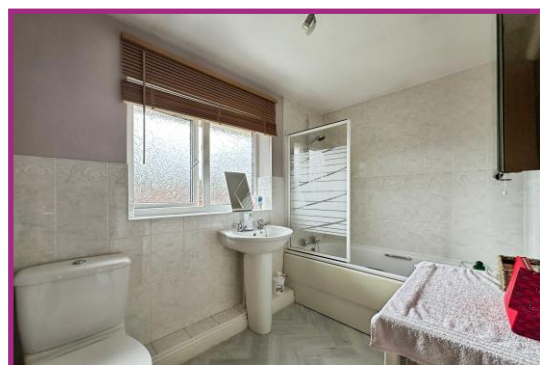
LETTINGS & MANAGEMENT

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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.



This floor plan is for information purposes only. It is not intended to be a contract. All dimensions are approximate. The actual dimensions of the property may vary from those shown. The actual dimensions of the property may vary from those shown. The actual dimensions of the property may vary from those shown.

Cardwells estate agents are delighted to bring to market this immaculately presented four bedroom detached home. Occupying a generous plot this superb home is situated in a sought after residential area. Close to fantastic schools, local amenities and transport link this property would suit a growing family! Briefly comprising of; entrance porch, hallway, lounge, dining room, dining/Kitchen, utility room, downstairs wc, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway for numerous cars leading to a double garage with up and over doors as well as laid to lawn gardens to the front and rear! 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 leading to hallway.

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

Lounge 17' 1" x 11' 6" (5.20m x 3.50m) UPVC double glazed bay window to front aspect. Radiator, ceiling light point, two wall lights. Feature fire and surround. Double doors leading to the dining room.

Dining Room 11' 7" x 10' 0" (3.53m x 3.05m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Breakfast Kitchen 17' 4" x 11' 7" (5.28m x 3.53m) UPVC double glazed patio doors and window to rear aspect. Radiator, two ceiling light points. A range of wall and base units with breakfast bar. Stainless steel sink and drainer. Gas hob, double electric oven. Integrated fridge and freezer.

Utility room 8' 1" x 5' 3" (2.46m x 1.60m) Door leading to rear garden. Stainless steel sink and drainers. Plumbed for washing machine. Wall mounted boiler. Radiator. Ceiling light point.

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

Bedroom 1 11' 6" x 11' 2" (3.50m x 3.40m) UPVC double glazed feature window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

En suite shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. UPVC double glazed window to front aspect.

Bedroom 2 12' 3" x 8' 7" (3.73m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 10' 6" x 9' 0" (3.20m x 2.74m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 11' 0" x 8' 7" (3.35m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom 8' 7" x 5' 4" (2.61m x 1.62m)

Externally Block paved driveway and laid to lawn gardens. Leading to a double garage with up and over doors, power and electrics. To the rear a great sized laid to lawn garden with two paved patio areas.

Price Offers over £500,000

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 9th May 2002, meaning that there are 974 years remaining. Our clients advise us that leasehold charge is £72.00 per annum. 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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having very low risk of flooding.

Thinking of selling? 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"

