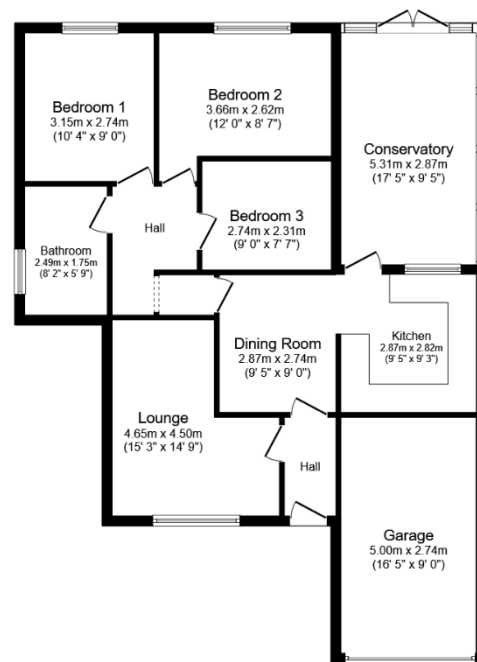




Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

GARSTANG DRIVE, BURY, BL8



- Three bedroom detached bungalow
- Integral garage
- Conservatory
- Gardens to front and rear
- Sought after area
- Internal viewing advised
- No onward chain



£350,000



Cardwells estate agents are delighted to bring to market this well maintained three bedroom detached bungalow. Situated on the sought after Seddons farm estate this lovely home is offered with no onward chain delay and comprises; entrance hallway, lounge, open plan dining room and kitchen, conservatory, three bedrooms and a bathroom. Externally this property boasts gardens to front and rear with a generous driveway leading to an integral garage. 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. Door to integral garage.

Lounge 14' 9" x 15' 3" (4.49m x 4.64m) UPVC double glazed window to front aspect. Radiator. Feature gas fire and surround. Ceiling light point.

Dining area 9' 5" x 9' 0" (2.87m x 2.74m) Spotlighting. Radiator. Step down to kitchen.

Kitchen 9' 5" x 9' 3" (2.87m x 2.82m) A range of wall and base units with stainless steel sink and drainer. Space for washing machine, cooker and fridge. UPVC double glazed window to side aspect. Hardwood stable door to conservatory. Single glazed window to rear aspect.

Bathroom UPVC double glazed window to side aspect. Twin grip panelled bath. Shower cubicle with electric overhead shower. Wall tiling. Radiator, two ceiling light points.

Bedroom 1 10' 4" x 9' 0" (3.15m x 2.74m) Fitted wardrobes and drawers. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Bedroom 2 12' 0" x 8' 7" (3.65m x 2.61m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator, ceiling light point.

Bedroom 3 9' 5" x 9' 0" (2.87m x 2.74m) Fitted wardrobes and drawers. Radiator, ceiling light point. Single glazed hardwood window to side aspect.

Externally Driveway for numerous cars to the front with laid to lawn gardens. To the rear; a paved patio area, raised laid to lawn gardens with planted borders. Freestanding shed and greenhouse.

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 D rated which is at an approximate annual cost of £2,415 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Floor Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

