



WALMERSLEY ROAD, BURY, BL9 5JW



- Four Bedroom Detached
- Gated Driveway to Rear
- Garage
- **MOTIVATED SELLER**
- **REDUCED BY £50,000**
- Extended to Side
- Beautiful Landscaped Gardens
- No Onward Chain Delay



O/O £425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this beautiful four bedroom detached family home! Offered with no onward chain delay and boasting sizeable living accommodation this lovely home comprises; entrance vestibule, hallway, downstairs wc, open plan lounge and dining room, conservatory, kitchen and 2nd reception room! To the first floor there are four generous bedrooms and a family bathroom. Externally this property has a gated driveway to the rear leading to a garage with up and over doors. Landscaped gardens to the front and rear! Situated close to local transport links, amenities, motorway networks and a short drive to Bury town centre! Internal 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 Vestibule Door leading to hallway

Hallway Radiator. Ceiling light point. Under stairs storage. Door to downstairs wc. Stairs to first floor.

Guest WC Low flush wc with wash hand basin over. UPVC double glazed window to side aspect. Radiator.

Lounge 18' 9" x 11' 8" (5.71m x 3.55m) UPVC double glazed window to front aspect. Ceiling light point. Radiator. Open plan to dining room.

Dining Room 11' 9" x 8' 7" (3.58m x 2.61m) UPVC double glazed patio doors to conservatory. Radiator. Ceiling light point.

2nd Reception Room 11' 3" x 8' 9" (3.43m x 2.66m) UPVC double glazed window. Radiator. Ceiling light point.

Conservatory 20' 3" x 14' 0" (6.17m x 4.26m) UPVC double glazed windows, spotlighting. Patio doors to rear garden.

Kitchen 13' 7" x 7' 8" (4.14m x 2.34m) A range of wall and base units with sink and drainer. Space for cooker, washing machine and fridge freezer. Radiator. UPVC double glazed window and door to rear aspect.

First Floor Landing

Bedroom 1 11' 2" x 8' 9" (3.40m x 2.66m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 5" x 11' 2" (3.48m x 3.40m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 6" x 6' 7" (3.50m x 2.01m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 8' 7" x 8' 2" (2.61m x 2.49m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 8' 6" x 8' 2" (2.59m x 2.49m) Panelled bath, shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Radiator. Wall and floor tiling. Spotlighting. UPVC double glazed window to rear aspect.

Externally To the front, a landscaped gated gardens. To the rear, a gated block paved driveway leading to the garage with up and over door. Landscaped rear garden with paved patio area.

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 27th February 1961, meaning that there are 919 years remaining. Our clients advise us that leasehold charge is £12.00 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 £2,915 (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"

