



Independent Estate Agents
Cardwells
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ROLLESBY CLOSE, BURY, BL8 1EW



- Four Bedroom Detached
- Garage
- Driveway
- Gardens to Rear
- No Onward Chain
- In Need of Updating
- Ideal Family Home
- Early Viewing Advised



£380,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this four bedroom detached family home. Situated close to local nature walks, amenities and fantastic schools this property is offered with no onward chain! Comprising; entrance hallway, downstairs wc, open plan lounge/dining room, kitchen, four bedrooms and a family bathroom. Externally this property boasts a driveway to the front leading to a garage with gardens to front and rear. In need of updating throughout this home has fantastic potential. 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 Radiator. Ceiling light point. Stairs to first floor.

Guest Cloaks UPVC double glazed window to side aspect. Radiator. Low flush wc. Wash hand basin. Ceiling light point.

Open Plan Lounge/Diner 24' 1" x 14' 1" (7.34m x 4.29m) UPVC double glazed window to front aspect. UPVC double glazed sliding patio doors to rear aspect. Two radiators. Two ceiling light points.

Kitchen 12' 9" x 8' 9" (3.88m x 2.66m) UPVC double glazed window to rear aspect. UPVC door to side aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob. Space for fridge freezer and washing machine. Radiator. Ceiling light point.

First Floor Landing UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 1 13' 0" x 12' 8" (3.96m x 3.86m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 9' 6" x 8' 9" (2.89m x 2.66m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 9' 6" x 8' 9" (2.89m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 8' 4" x 8' 2" (2.54m x 2.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 8' 3" x 6' 5" (2.51m x 1.95m) UPVC double glazed window to side aspect. Panelled bath, low flush wc, wash hand basin. Shower cubicle with overhead shower. Wall tiling. Radiator. Ceiling light point.

Garage 16' 3" x 8' 3" (4.95m x 2.51m) UPVC double doors to front. Composite door to side. Wall mounted boiler. Ceiling light point.

Externally Paved driveway leading to garage. Laid to lawn gardens with planted borders to front and rear.

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.

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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 indicates that the property is not set within a conservation area

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"

