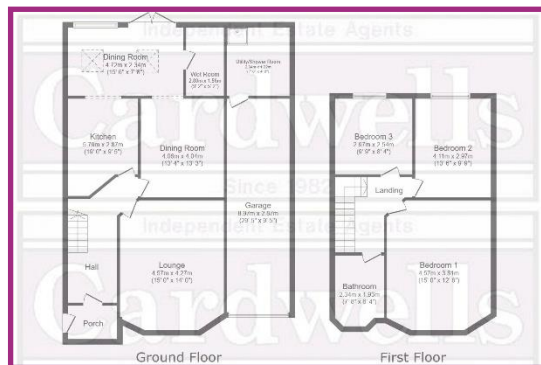
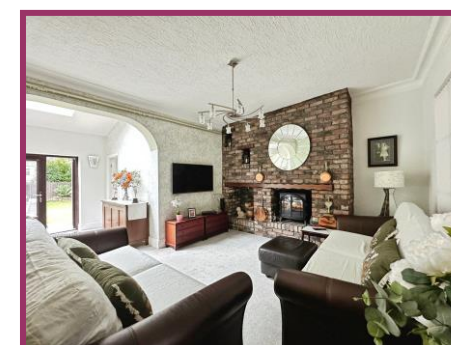




NEVILE ROAD, SALFORD, M7



- Three Bedroom Detached
- Extended To Rear
- Large Rear Garden
- Integral Garage
- Downstairs Wet Room
- Utility Room
- Driveway
- Sought After Location



£500,000

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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.



Cardwells estate agents are delighted to bring to market this extended and beautifully presented three bedroom detached home. Situated in a sought after residential location this lovely home would suit a growing family. Located close to good schools, local amenities and superb transport links, early viewing is advised! Comprising of; entrance porch, hallway, lounge, dining room, kitchen, extended dining area, downstairs wet room, utility room, three bedrooms and a bathroom. Externally this property boasts a driveway to the front leading to an integral garage with a sizeable landscaped rear garden! Internal and early viewing is highly recommended. 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

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed door leading to hallway.

Hallway Radiator. Spotlighting. Stairs to first floor.

Lounge 15' 0" x 14' 4" (4.57m x 4.37m) UPVC double glazed bay window to front aspect. Feature gas fire and surround. Radiator. Ceiling light point. Two wall light points.

Dining Room 13' 3" x 13' 4" (4.04m x 4.06m) Feature exposed brick wall with inset feature fire. Ceiling light point. Radiator. Open plan to extended dining area.

Kitchen/ Extended Dining Area 19' 0" x 15' 6" (5.79m x 4.72m) UPVC double glazed window and patio door to rear aspect. Two Velux skylight windows. A range of modern wall and base units with sink and drainer and complementing works surfaces. Double electric oven, gas hob and extractor hood. Integrated dishwasher. Spotlighting. Four wall light points.

Downstairs Wet Room UPVC double glazed window to rear aspect. Low flush WC. Wash hand basin. Electric shower. Wall tiling. Wet room floor. Spotlighting. Plumbed for washing machine. Radiator. Storage cupboard housing boiler. Door to utility room.

Utility Room 7' 8" x 4' 0" (2.34m x 1.22m) Ceiling light point. Space for fridge, freezer and dryer. Door to integral garage.

Master Bedroom 15' 0" x 12' 6" (4.57m x 3.81m) UPVC double glazed bay window. Radiator. Ceiling fan light. Fitted wardrobes. Radiator.

Bedroom 2 13' 6" x 9' 9" (4.11m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes, vanity unit and drawers.

Bedroom 3 9' 9" x 8' 4" (2.97m x 2.54m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally Paved driveway leading to integral garage with power and lighting. To the rear a landscaped laid to lawn garden, paved patio area and planed borders.

Viewings 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 City of Salford and is therefore liable for Salford City Council Tax. The property is D rated which is at an approximate annual cost of £2,452 (at the time of writing).

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

Flood 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.

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"

