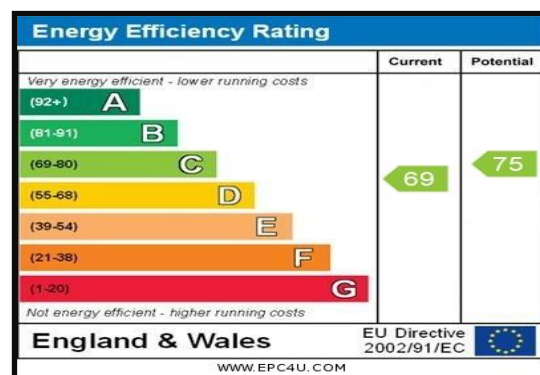




AJAX DRIVE, BURY, BL9 8EE



- Three Bedroomed Semi Detached
- Extended Kitchen
- Ground Floor WC
- Two Reception Rooms
- Sought After Location
- Close to Local Amenities
- Garage & Driveway
- FREEHOLD



£240,000

BOLTON
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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 three bedroom extended semi detached home. Situated in a highly regarded area this property does require updating but would be perfect for a first time buyer looking at putting their own stamp on a property! Comprising; entrance porch, hallway, lounge, dining room, extended kitchen, downstairs wc, three bedrooms and a bathroom. Externally this property benefits from a shared driveway, detached garage and gardens to 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 Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed with door to hallway.

Hallway UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Lounge 11' 7" x 10' 3" (3.53m x 3.12m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Dining Room 12' 5" x 10' 3" (3.78m x 3.12m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Feature fire and surround.

Extended Kitchen 14' 5" x 7' 0" (4.39m x 2.13m) Two UPVC double glazed windows to side aspect. UPVC double glazed door to rear garden. A range of wall and base units with stainless steel sink and drainer. Electric hob and oven with extractor hood. Wall tiling. Radiator. Two ceiling light points.

Utility Space Plumbed for washer. Shelving, sliding door to WC.

Downstairs WC UPVC double glazed window to rear aspect. Low flush wc. Wash hand basin. Ceiling light point.

First Floor Landing

Bathroom 6' 9" x 5' 5" (2.06m x 1.65m) Panelled bath with over head electric shower. Low flush wc. Pedestal wash hand basin. Radiator, ceiling light point. UPVC double glazed window to rear aspect.

Bedroom 1 12' 5" x 9' 8" (3.78m x 2.94m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 8" x 8' 6" (2.94m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Stepped paving leading to the front door. Landscaped front garden. To the side is a shared driveway leading to a detached garage with up and over door. To the rear is a paved patio area and artificial grass garden.

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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 liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

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"

