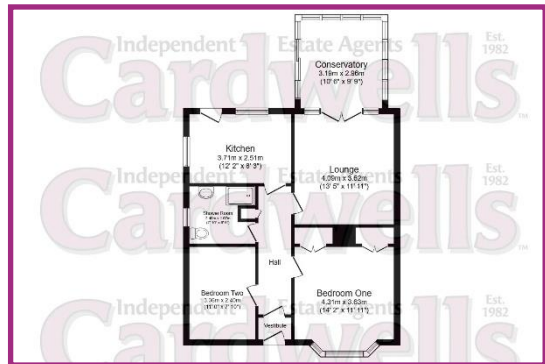
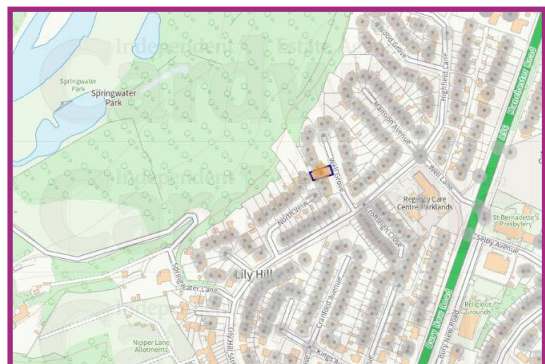




**WELL GROVE, MANCHESTER, GREATER  
MANCHESTER M45 7SQ**



- Two Bedroom Semi Detached Bungalow
- Quiet Cul De Sac Location
- Close To Springwater Park
- Metrolink & Motorway Transport Links
- Conservatory, Lounge, Kitchen/ Diner



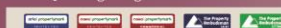
**£299,995**

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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.



A two bedroom semi detached true bungalow set in a quiet cul-de-sac location with little passing traffic, close to the beautiful Springwater Park and offered for sale with no further upward chain delay. There are superb shops, restaurants, leisure and sporting facilities nearby and importantly there are superb transport links with Metrolink within easy reach at Whitefield and the M60 motorway at junction 17. The bungalow is set in an excellent plot of around 0.6 of an acres and enjoys accommodation that briefly comprises: entrance vestibule, central reception hallway, living room with marble fireplace, conservatory, fitted kitchen/diner, bay window master bedroom with built-in wardrobe space, second bedroom and three-piece shower room suite. Externally, there is a single garage served by a sizable private driveway offering an abundance of off-road parking. The gardens have been professionally maintained. There is a lovely colourful front garden complete with rocky and then enclosed rear garden with both lawn and patio space which is private in nature. There is a great deal to admire and bungalows on this cul-de-sac in frequently come to the open market, therefore an early personal inspection is recommended to avoid disappointment. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling 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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** UPVC entrance door with double glazed window, frosted glass double glazed window to the side and above the entrance door, ceramic tile floor

**Reception Hallway** Radiator, built-in storage space

**Living Room** 13' 5" x 11' 11" (4.091m x 3.624m) Marble insect living flame gas fire, large radiator, internal double glazed windows and double doors which open into the conservatory.

**Conservatory** 10' 6" x 11' 11" (3.190m x 3.624m) UPVC windows and door, fitted blinds, radiator.

**Kitchen** 12' 2" x 8' 3" (3.711m x 2.512m) A professionally fitted kitchen with an excellent range of matching column drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, oven/grill, gas hob with extra extractor over, radiator, ceramic wall tiling, UPVC windows with fitted blinds to the side and the rear.

**Bedroom One** 14' 2" x 11' 11" (4.311m x 3.639m) Measured at maximum points into the built-in wardrobes and the bay window. UPVC bay window to the front complete with fitted blinds, radiator.

**Bedroom Two** 11' 0" x 7' 10" (3.363m x 2.40m) UPVC window to the front, fitted blinds, radiator, loft access point.

**Shower Room** 7' 11" x 6' 6" (2.409m x 1.977m) A three-piece shower suite comprising: dual flush WC, wash hand basin and shower enclosure with electric shower, spot lighting, extractor, heated towel rail, UPVC window with fitted blinds.

**Garage** There is a brick single garage with up and over vehicle access door. The garage is served by a generous flanked driveway providing private off-road car parking for several vehicles.

**Plot Size** The overall approximate plot size extends to around 0.06 of an acre.

**Front Garden** The front garden is neatly laid to a central lawn area boarded with well stocked flowerbeds to the front is a rocky containing colourful shrubs, roses and plants.

**Rear Garden** Rear garden has been very well maintained lawned area, patio area and mature hedge to the rear which enhances the privacy.

**Tenure** Cardwells Estate Agents Bury premarketing research shows that there are both leasehold and freehold titles of the same size associated with this address. Leasehold Title: GM351085 and Freehold Title: GM929191. Our clients advise us that the property is freehold. Therefore the leasehold title may of been superseded by the Freehold title. The leasehold title is for 999 years from 25th September 1959.

**Council Tax** The property is situated within the borough of Bury and as such the council tax is payable to Bury Council, the council tax band rating is C which is at an approximate annual price of around £2,146.

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

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

**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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk.

**Thinking Of Selling Or Letting In Bury** 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, email: bury@cardwells.co.uk or visit: 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 Estate Agents Bury 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 01617611215, 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

