

**RAVENGLASS DRIVE, MIDDLETON. M24 5SX**



- Three Bed Semi Detached
- FREEHOLD
- No Onward Chain
- Driveway
- Gardens
- In Need of Updating
- Close to Local Amenities
- Early Viewing Advised



**£190,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Cardwells estate agents are delighted to bring to market this three bedroom semi detached family home. Offered with no onward chain and although in need of cosmetic work this well proportioned property is situated close to local amenities, good schools and superb transport links and would make a fantastic family home. Comprising; entrance hallway, downstairs wc, open plan lounge/diner, kitchen, three bedrooms and a bathroom. Externally this property boasts gardens to the front and rear with a driveway to the side. 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 Hallway** Radiator, ceiling light point. Stairs to first floor.

**Guest WC** UPVC double glazed window to front aspect. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Open Plan Lounge/Diner** 19' 7" x 11' 5" (5.96m x 3.48m) UPVC double glazed window to front aspect. UPVC patio doors to rear garden. Two radiators. Two ceiling light points. Under stairs storage.

**Kitchen** 9' 0" x 7' 6" (2.74m x 2.28m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washer.

**First Floor Landing** loft access. Storage cupboard.

**Bathroom** UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Panelled bath, low flush wc, pedestal wash hand basin.

**Bedroom 1** 12' 1" x 8' 10" (3.68m x 2.69m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 10' 7" x 8' 0" (3.22m x 2.44m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 7' 0" x 6' 9" (2.13m x 2.06m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Laid to lawn garden to the front with a driveway to the side. To the rear a laid to lawn garden.

**Price** £190,000

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**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 Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is B rated which is at an approximate annual cost of £1,912 (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.

**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"

