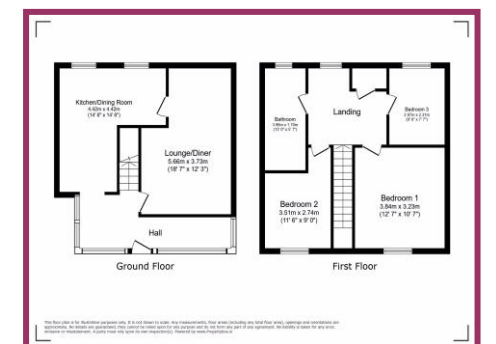


HODDER WAY, WHITEFIELD. M45 8HS



- Three Bed Mid Terraced
- Ideal First Time Buy!
- Sought After Location
- Gardens To Front & Rear
- Ample Parking to Front
- Close To An Abundance Of Local Amenities
- Spacious Throughout



£200,000

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this three bedroom mid terraced home. Situated in the sought after residential area of Whitefield, this property is close to the local Tram station, motorway network and local amenities. Briefly comprises; entrance hallway, lounge/diner, kitchen/diner, three bedrooms and a bathroom. Externally this property boasts ample parking to the front with a landscaped rear garden. Internal and early viewing is highly advised. 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 UPVC double glazed frontage, radiator. Ceiling spotlights.

Lounge/Diner 0' 0" x 12' 5" (0.00m x 3.78m) UPVC double double glazed window to the front with UPVC double glazed patio doors to rear. Two ceiling light points. Two radiators.

Kitchen/Diner 14' 0" x 14' 0" (4.26m x 4.26m) Two UPVC double glazed windows to rear aspect. A range of wall and base units with stainless steel sink and drainer. Radiator. Ceiling light points. Plumbed for washer. Space for fridge freezer.

Landing UPVC double glazed window to rear aspect. Storage cupboard housing newly fitted combination boiler.

Bathroom UPVC double glazed window to rear aspect. Corner panelled bath. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light points.

Bedroom 1 12' 7" x 10' 7" (3.83m x 3.22m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 11' 6" x 9' 0" (3.50m x 2.74m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 3 UPVC double glazed window to rear aspect. Radiator.

Externally Laid to lawn garden to the front with a landscaped rear garden with raised planters.

Price £200,000

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.

Viewing 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

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (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.

Floor 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"