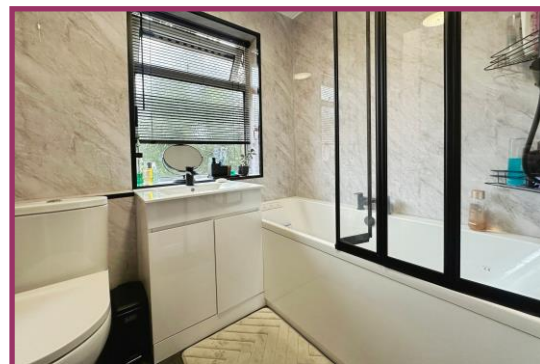


Independent Estate Agents Cardwells

www.cardwells.co.uk

CANTERBURY DRIVE, BURY, BL8 1BR



- Two Double Bedrooms
- Modern Kitchen/Diner
- Newly Fitted Bathroom
- Landscaped Gardens
- Wood Burning Stove
- Ideal First Time Buy
- Short Walk to Burrs Country Park
- Early Viewing Advised



£175,000

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 immaculately presented two bedroom semi detached home. Ideal for first time buyers this superb property comprises; entrance hallway, lounge, modern dining kitchen, two double bedrooms and a modern bathroom. Externally this property boasts landscaped gardens to the front and rear. Situated close to great transport links, good schools and just a short walk to Burrs county park this property must be viewed early to avoid disappointment. 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 Stairs to first floor. Radiator. Ceiling light point.

Lounge 13' 0" x 10' 9" (3.96m x 3.27m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. Wood burning stove and feature surround.

Kitchen/Diner 13' 0" x 8' 7" (3.96m x 2.61m) Two UPVC double glazed windows and door to rear aspect. Two UPVC double glazed windows to side aspect. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven with extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Wall mounted combo boiler. Radiator. Two ceiling light points. Under stairs storage.

First Floor Landing

Family Bathroom 6' 3" x 5' 3" (1.90m x 1.60m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Panelled bath with over head rainfall thermostatic shower. Low flush wc. Wash hand basin with storage under. Wall panelling.

Bedroom 1 16' 7" x 8' 7" (5.05m x 2.61m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard. Laminate flooring.

Bedroom 2 11' 0" x 9' 6" (3.35m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Gated and landscaped front garden with Indian stone path to the front with artificial grass. To the rear and side a decked patio area with laid to lawn garden.

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.

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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.

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"

