



Independent Estate Agents
Cardwells™

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CRABTREE AVENUE, ROSSENDALE, BB4 9TE



- Three Bedroom Semi Detached
- Rear Garden
- UPVC Double Glazed Throughout
- In Need Of Some Modernisation
- Highly Regarded Residential Area
- Gas Central Heating
- Close To Local Amenities
- Early Viewings Advised



£165,000

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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.



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Cardwells estate agents are pleased to bring to market this three bedroom stone built semi detached home. Although in need of some updating this spacious family home has been priced to sell! Comprising; entrance hallway, spacious lounge, kitchen/diner, three bedrooms and a family bathroom. Externally this property boasts a generous rear garden. Situated close to local amenities, shops and accessible transport links this property would suit a growing family. Early viewing is 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 Stairs to first floor. Radiator. Ceiling light point.

Lounge 15' 8" x 14' 1" (4.77m x 4.29m) Two UPVC double glazed windows to front aspect. Radiator. Electric fire and feature surround. Ceiling light point.

Kitchen/Diner 19' 3" x 8' 9" (5.86m x 2.66m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Wall mounted boiler. Radiator. Ceiling light point. Under stairs storage. Three UPVC double glazed windows to rear aspect. UPVC door to side aspect.

Bathroom 7' 6" x 5' 4" (2.28m x 1.62m) UPVC double glazed window to side aspect. Twin grip Panelled bath with electric shower overhead. Low flush W/C. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 14' 0" x 6' 6" (4.26m x 1.98m)

Bedroom 2 11' 1" x 10' 5" (3.38m x 3.17m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 3 10' 0" x 9' 0" (3.05m x 2.74m)

Externally Stepped garden to the front with laid to lawn gardens to. To the rear a generous 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.

Council Tax The property is situated in the Borough of Rossendale and is therefore liable for Rossendale Council Tax. The property is A rated which is at an approximate annual cost of £1,542 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking Of Selling 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, emailing; bury@cardwells.co.uk or visiting: 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 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"

