



Independent Estate Agents Cardwells

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BANKHOUSE ROAD, BURY, BL8 1DS



- Two Bedroomed Semi Detached
- Two Bathrooms
- Extended to the Rear
- Open Plan Lounge/Diner
- Open Plan Kitchen-Diner
- Sun Room to Rear
- Garage & Driveway
- Early Viewing Advised



£325,000

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.

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Cardwells estate agents are delighted to bring to market this stunning two bedroom semi detached home. Extended to the rear and boasting modern and contemporary living accommodation this bungalow must be viewed to be appreciated! Comprising; entrance porch, hallway, large open plan lounge and dining room, modern open plan dining kitchen, sun room, downstairs bedroom and bathroom. To the first floor there is a further double bedroom and a four piece bathroom. Externally this property boasts landscaped gardens to the front and rear with a driveway leading to a garage with electric door. Situated close to local amenities, fantastic schools and accessible transport links the 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 Porch Door leading to hallway.

Open Plan Lounge 13' 3" x 11' 4" (4.04m x 3.45m) UPVC double glazed window. Radiator. Spotlighting. Feature gas fire and surround. Hardwood floor. Open plan to dining room.

Dining Room 10' 7" x 10' 5" (3.22m x 3.17m) UPVC double glazed sliding patio door. Radiator. Spotlighting.

Open Plan Kitchen/Diner 16' 0" x 10' 2" (4.87m x 3.10m) UPVC double glazed window. Radiator. Two ceiling light points. Spotlighting. A range of wall and base units with inset sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer. Integrated dishwasher and washing machine. Breakfast bar. Tiled flooring. Open plan to sun room.

Sun Room 21' 3" x 9' 5" (6.47m x 2.87m) Open plan from dining kitchen. UPVC double glazed patio doors to side and rear aspects. Skylight. Ceiling light points. Tiled flooring.

Downstairs Bathroom 7' 1" x 5' 4" (2.16m x 1.62m) UPVC double glazed window. Radiator. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin with vanity unit and storage. Wall and floor tiling. Ceiling light point.

Downstairs Bedroom 11' 4" x 9' 1" (3.45m x 2.77m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

First Floor Landing Velux window. Storage cupboard. Spotlighting.

Bedroom 2 14' 5" x 10' 4" (4.39m x 3.15m) Double glazed Velux window. Radiator. Spotlighting.

Bathroom 9' 2" x 7' 9" (2.79m x 2.36m) UPVC double glazed window. Two radiators. Panelled bath. Shower cubicle with thermostatic shower over. Low flush wc. Wash hand basin. Wall tiling. Spotlighting.

Externally laid to lawn garden with mature plants and shrubs with a driveway leading to a garage electric door. To the rear a landscaped mature rear garden with Indian stone flagged patio area, laid to lawn garden, planted borders and freestanding shed.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 6th June 1960, meaning that there are 932 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,146 (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 the family home is in a position which is regarded as having a "very low" risk of flooding.

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

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