



**BOURTON CLOSE, BURY, BL8 1QU**



- Three Bed Semi Detached
- Extended Kitchen
- Large Integral Garage
- Shared Driveway
- Close to Good Schools
- Ideal Family Home
- Cul-de-Sac Position
- Early Viewing Advised



**OIRO £300,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. Situated in the heart of a cul de sac this well presented home offers superb living accommodation throughout. Situated close to fantastic primary and high schools this property comprises of; entrance hallway, open plan lounge/dining room, extended kitchen/diner, three bedrooms and a family bathroom. Externally this property boasts a shared driveway leading to a large integral garage with electric roller door with landscaped gardens to the front and rear. 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.

**Open Plan Lounge/Diner** 26' 2" x 10' 9" (7.97m x 3.27m) UPVC double glazed window to front with UPVC double glazed patio doors to rear aspect. Gas fire and feature surround. Two radiators. Two ceiling light points.

**Extended Kitchen-Diner** 17' 9" x 8' 5" (5.41m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. UPVC door to integral garage. Stainless steel sink and drainer. Ceramic hob, double electric oven. Extractor hood. Space for fridge freezer. Spotlighting.

#### **First Floor Landing**

**Bathroom** 7' 2" x 5' 4" (2.18m x 1.62m) UPVC double glazed window to rear aspect. Panelled bath with over head shower. Low flush wc. Wash hand basin with vanity units under. Chrome effect towel radiator. Wall and floor tiling. Ceiling light point.

**Bedroom 1** 9' 9" x 9' 8" (2.97m x 2.94m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 9' 7" x 9' 6" (2.92m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 3** 7' 4" x 7' 4" (2.23m x 2.23m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Externally** a block paved shared driveway with landscaped front garden leading to an integral garage. To the rear a paved patio area with a raised stepped garden with laid to lawn garden and planted borders. Free standing shed.

**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 8th December 1966, meaning that there are 934 years remaining

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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 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 set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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.

**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"

