



Independent Estate Agents
Cardwells
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CHILTERN DRIVE, BURY, BL8



- Three Bedroom Detached
- Large Gated Driveway
- Generous Plot
- No Onward Chain
- Conservatory
- Sought After Area
- Early Viewings Advised
- Superb Views Of Holcombe Hill



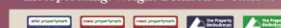
£290,000

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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.



Cardwells estate agents are delighted to bring to market this three bedroom detached home. Occupying a generous corner plot with a sizeable gated driveway this property comprises ; entrance hallway, open plan lounge/dining room, conservatory, kitchen, three bedrooms and a bathroom. Externally this property has gated and enclosed front, side and rear gardens. This lovely home is offered with no onward chain and situated in a sought after residential area. Our client advises us that this property has been inherited and the master bedroom on the first floor has been used as a bedroom for over 20 years. 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 window and door to front aspect. Radiator. Ceiling light point.

Open plan lounge/dining room 20' 9" x 11' 6" (6.32m x 3.50m) UPVC double glazed window to front aspect. UPVC double glazed patio doors leading to conservatory to rear aspect. Two radiators. Two ceiling light points. Feature fire and surround.

Conservatory 11' 1" x 9' 2" (3.38m x 2.79m) UPVC double glazed windows to front, side and rear. UPVC double glazed patio doors to side aspect. Radiator. Spotlighting.

Kitchen 9' 8" x 9' 3" (2.94m x 2.82m) UPVC double glazed window to rear aspect. UPVC door to side aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge and freezer. Plumbed for washing machine. Ceiling light point. Radiator.

Bedroom 1 12' 2" x 12' 6" (3.71m x 3.81m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 11' 2" x 9' 8" (3.40m x 2.94m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Radiator. Fitted wardrobes and drawers.

Bedroom 3 10' 7" x 7' 8" (3.22m x 2.34m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom 6' 2" x 5' 4" (1.88m x 1.62m) Panelled bath with over head shower. Inset wash hand basin and low flush wc. Radiator. Ceiling light point. Wall tiling. UPVC double glazed window to rear aspect.

Externally a gated driveway to the side for numerous cars. Gated and landscaped front and side gardens with mature shrubbery, plants and trees. To the rear a laid to lawn garden with paved patio area, planted borders and raised planted borders.

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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 25th March 1960, meaning that there are 934 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 D rated which is at an approximate annual cost of £2,415 (at the time of writing).

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.

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

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"

