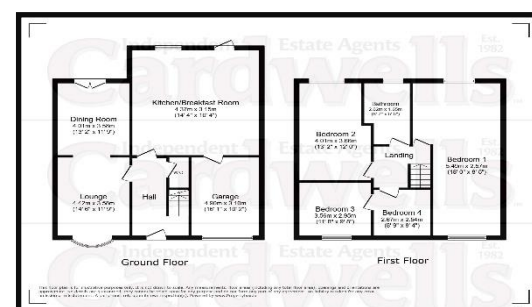
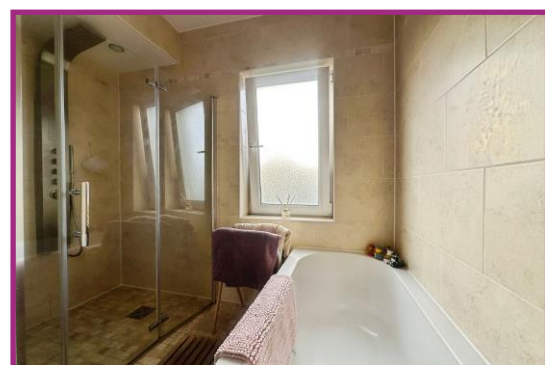




MANCHESTER ROAD, BURY, BL9 9NZ



- Four Bed Semi Detached
- Integral Garage
- Driveway
- Beautiful Rear Garden
- Two Reception Rooms
- Ideal Family Home
- Close to Local Amenities
- Early Viewing Advised



O/O £400,000

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 and extended four bedroom semi detached home. Situated close to local amenities, great schools and convenient transport links this lovely home comprises; entrance hallway, downstairs wc, lounge, open plan dining room, extended breakfast kitchen, four bedrooms and a modern bathroom. Externally this property boasts a generous driveway for numerous cars to the front leading to an integral garage with up and over door with a beautifully landscaped rear garden. Internal and early viewing is highly advised to fully appreciate what this house has to 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:

Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 14' 6" x 11' 9" (4.42m x 3.58m) UPVC double glazed bay window to front aspect. Radiator. Four wall lights. Feature gas fire and surround.

Dining Room 13' 2" x 11' 8" (4.01m x 3.55m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point.

Kitchen 15' 5" x 14' 4" (4.70m x 4.37m) UPVC double glazed window and door to rear aspect. At range of wall and base units with gas hob, double electric oven and extractor hood. Space for fridge freezer, washer and dryer. Integrated dishwasher. Breakfast island. Radiator, spotlighting. Door to garage.

First Floor Landing

Bathroom 8' 7" x 5' 5" (2.61m x 1.65m) UPVC double glazed window to rear aspect. Radiator. Panelled bath. Wet room style shower with overhead thermostatic shower. Wash hand basin. Low flush wc.

Bedroom 1 18' 0" x 8' 5" (5.48m x 2.56m) UPVC double glazed window to front and rear aspect. Radiator. Ceiling light point. Newly fitted wardrobes, drawers and vanity unit.

Bedroom 2 13' 2" x 12' 0" (4.01m x 3.65m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 11' 8" x 9' 8" (3.55m x 2.94m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 4 8' 9" x 8' 4" (2.66m x 2.54m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Pattered imprinted driveway for numerous cars to the front leading to an integral garage with electric remote controlled door. To the rear a generous rear landscaped garden with composite decking patio area, laid to lawn gardens and planted borders.

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 24th December 1908. The ground rent is £5.00 Per Anum. We encourage all interested parties to seek clarification of this from their solicitor.

Viewing 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

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 this 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 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"

