

KENMORE CLOSE, WHITEFIELD. M45 8EP



- Three Bed Semi Detached
- Gated Driveway
- Cul de sac position
- No Onward Chain
- Two Reception Rooms
- Large Rear Garden
- Sought After Residential Area
- Early Viewing Advised



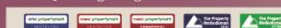
£275,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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 semi detached home. Situated in a sought after area of Whitefield this well cared for home is located in a cul de sac position and is offered with no onward chain. Huge potential for someone who is looking to make a house their home! Briefly comprising; entrance porch, hallway, lounge, dining room, kitchen, three bedrooms and a bathroom, externally this property boasts a generous gated driveway with a great sized rear garden with the potential to extend subject to planning. Early viewing is highly advised to avoid disappointment. 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:

Porch UPVC double glazed double doors leading to internal door.

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

Lounge 14' 2" x 11' 9" (4.31m x 3.58m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 10' 4" x 8' 2" (3.15m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Kitchen 10' 3" x 7' 9" (3.12m x 2.36m) UPVC double glazed window to side aspect. UPVC door to rear aspect. Understairs storage. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Space for cooker and plumbed for washing machine.

First Floor Landing UPVC double glazed window to side aspect.

Bathroom 7' 3" x 6' 2" (2.21m x 1.88m) UPVC double glazed window to side aspect. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point.

Bedroom 1 14' 2" x 10' 8" (4.31m x 3.25m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Bedroom 2 12' 4" x 10' 4" (3.76m x 3.15m) UPVC double glazed window to rear aspect. Storage cupboard. Radiator. Ceiling light point,

Bedroom 3 8' 8" x 7' 0" (2.64m x 2.13m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Gated paved driveway to the side and front garden. To the rear a good sized laid to lawn garden with mature trees and patio area.

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 23rd February 1958, meaning that there are 931 years remaining

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).

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"

