

WILLINGDON DRIVE, PRESTWICH. M25 1PA



- Three Bed Semi Detached
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Driveway to Front
- Good Sized Gardens
- Close to Good Schools
- Ideal Family Home
- Early Viewing Advised

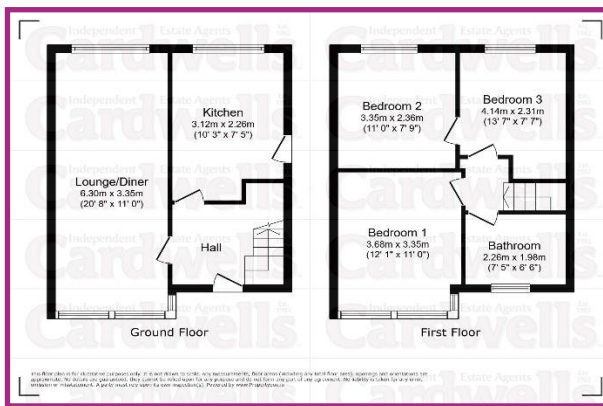


O/O £300,000

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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached family home. Boasting a newly fitted kitchen and bathroom this superb home comprises of; entrance hallway, lounge dining room, modern fitted kitchen, three bedrooms and a modern three piece bathroom. Externally this property benefits from a driveway for numerous cars to the front with a great sized rear garden and patio area! Situated close to fantastic schools, local amenities and transport networks this makes for an amazing family home! 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.

Lounge/Diner 20' 8" x 11' 0" (6.29m x 3.35m) UPVC double glazed window to front and rear aspects. Two radiators. Two ceiling light points. Feature gas fire and surround. Solid wood floor.

Kitchen 10' 3" x 7' 5" (3.12m x 2.26m) A range of modern wall and base units with complementing work surfaces. Sink and drainer. Gas hob, electric oven and extractor hood. UPVC double glazed window to rear aspects. UPVC door to side aspect. Ceiling light point. Washing machine. Space for fridge freezer.

First Floor Landing

Bathroom 7' 5" x 6' 6" (2.26m x 1.98m) Modern three piece bathroom suit comprising of; stepped bath with overhead thermostatic shower. Low flush wc. Wash hand basin with vanity drawers. Fully wall and floor tiled. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

Bedroom 1 12' 1" x 11' 0" (3.68m x 3.35m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 11' 0" x 7' 9" (3.35m x 2.36m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 13' 7" x 7' 7" (4.14m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Paved driveway to the front for numerous cars. To the rear a laid to lawn garden with raised decking area, paved patio area and summer house.

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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 lease. 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 B rated which is at an approximate annual cost of £1,878 (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 "No" risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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"

