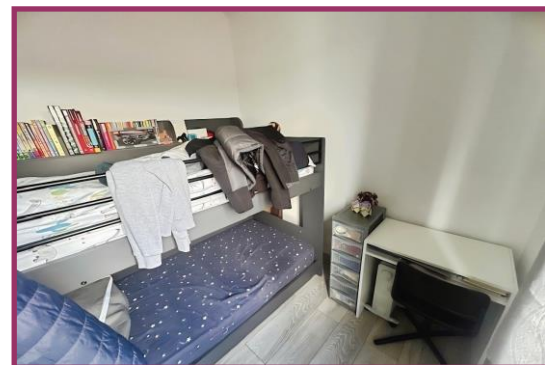


NEW HALL ROAD, BURY, BL9 7TQ



- Three Bed Semi Detached
- Large Rear Garden
- Modern Extended Kitchen
- Utility Room
- Guest WC
- Beautifully Presented
- Modern Shower Room
- Ideal Family Home



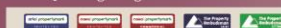
£265,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom bay fronted semi detached home. Situated close to good schools, Fairfield hospital and an array of local amenities, this is the ideal family home? Boasting an extended kitchen/diner this beautiful home comprises of; entrance porch, hallway, lounge, modern extended kitchen/diner, utility room, downstairs wc, three bedrooms and a shower room. Externally this property is garden fronted with a large rear laid to lawn garden. 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 Porch Door leading to hallway.

Hallway Ceiling light point. Stairs to first floor.

Lounge/Diner 16' 9" x 14' 2" (5.10m x 4.31m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Kitchen/Diner 18' 3" x 11' 0" (5.56m x 3.35m) A range of wall and base units with ceramic hob, double electric oven. Kitchen Island. Two ceiling light points. Spotlighting. UPVC double glazed window to side aspect. Bi folding doors to rear aspect.

Utility room UPVC door to side aspect. Ceiling light point. Radiator.

Downstairs WC Low flush wc, pedestal wash hand basin. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

First Floor Landing

Shower Room 7' 3" x 6' 8" (2.21m x 2.03m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Low flush wc. Pedestal wash hand Basin. Shower cubicle with overhead shower. Wall tiling.

Bedroom 1 14' 3" x 11' 0" (4.34m x 3.35m) UPVC double glazed window to front aspect. Radiator. Spotlighting.

Bedroom 2 12' 0" x 9' 8" (3.65m x 2.94m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

Bedroom 3 8' 11" x 8' 2" (2.72m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Garden fronted with an a large rear laid to lawn garden and patio area.

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

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 30th December 1908, meaning that there are 882 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 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 the family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling 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.

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"

