

Independent Estate Agents Cardwells

Est. 1982

www.cardwells.co.uk

SALISBURY AVENUE, HEYWOOD, OL10 2NZ



- Three Bedoomed Detached
- Large Rear Garden
- Two Garages
- Driveway
- Ideal Family Home
- Close to Transport Links
- Close to Newhouse Academy
- No Onward Chain



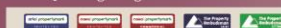
£340,000

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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 well presented three bedroom detached Freehold family home. Boasting generous living accommodation this ideal family home comprises; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway to the front leading to a garage with laid to lawn front garden. To the rear is a further detached garage and large rear laid to lawn garden, half of which is rented through the council at a modest £270per annum. Internal and early viewing is highly advised to fully appreciate! Situated close to accessible transport links, Newhouse Academy and local amenities this really is the ideal family home!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Lounge 14' 6" x 11' 9" (4.42m x 3.58m) UPVC double glazed sliding patio door to rear aspect. Radiator. Feature gas fire and surround. Ceiling light point. Archway to dining room.

Dining Room 11' 9" x 10' 3" (3.58m x 3.12m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Kitchen 10' 0" x 9' 0" (3.05m x 2.74m) UPVC double glazed window to front aspect. Aluminium door to side aspect. A range of wall and base units with complementing work surfaces and tiled splash back. Stainless steel sink and drainer. Inset gas hob and electric oven. Plumbed for washing machine. Space for fridge freezer.

First Floor Landing

Bathroom Hardwood double glazed window to side aspect. Panelled bath. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point.

Seperate WC 0' 0" x 0' 0" (0.00m x 0.00m) Hardwood double glazed window to front aspect. Low flush wc. Wall tiling. Ceiling light point.

Bedroom 1 11' 10" x 11' 6" (3.60m x 3.50m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 2 12' 6" x 8' 6" (3.81m x 2.59m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 9' 3" x 8' 6" (2.82m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally To the front; a laid to lawn front garden with a paved driveway leading to an attached garage with up and over door. To the rear; a great sized rear laid to lawn garden and patio area with a detached garage.

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 Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is D rated which is at an approximate annual cost of £2,458 (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"

