



WHALLEY DRIVE, BURY, BL8 2JZ



- Detached Property
- Three Bedrooms
- No Onward Chain
- Extended to the Rear
- Massive Potential
- Ideal Family Home
- Gardens & Drivewat
- Early Viewing Advised



O/O £300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this three bedroom detached family home. Located close to superb schools, countryside walks and a host of local amenities this property would suit a growing family! Offered with no onward chain this extended home comprises of; entrance hallway, lounge, extended dining room, extended kitchen, three bedrooms and a family bathroom. Externally this property has gardens to the front and rear with a driveway to the front. 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 UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Lounge 14' 0" x 13' 5" (4.26m x 4.09m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fireplace. Laminate flooring. Double doors to dining room.

Extended Dining Room 16' 7" x 8' 9" (5.05m x 2.66m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point.

Extended Kitchen 16' 7" x 7' 2" (5.05m x 2.18m) UPVC double glazed window to rear aspect. UPVC door to side aspect. Under stairs storage cupboard. Radiator. Three ceiling light points. A range of wall and base units with stainless steel sink and drainer. Gas hob, double electric oven and extractor hood. Plumbed for washing machine.

First Floor Landing

Bathroom 9' 1" x 8' 0" (2.77m x 2.44m) UPVC double glazed window to rear aspect. Towel radiator. Wall and floor tiling. Twin grip panelled bath with over head shower. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 13' 8" x 10' 0" (4.16m x 3.05m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 4" x 10' 0" (3.45m x 3.05m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 8' 0" x 7' 9" (2.44m x 2.36m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally to the front a laid to lawn garden with driveway and car port. Gated to rear patio area and laid to lawn garden.

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 4th April 1967. We encourage all interested parties to seek clarification of this from their solicitor.

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Council Tax The property is liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,415 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

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

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