



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

MILBOURNE ROAD, BURY, BL9 6PX



- Semi Detached
- Three/Four Bedrooms
- Conservatory
- Driveway to Front
- Close to Local Amenities
- No Onward Chain
- Newly Fitted Wet Room
- Early Viewing Advised



£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/four bedroom semi detached home. Offering versatile and sizeable living accommodation this well cared for home is offered with no onward chain and comprises; entrance hallway, lounge, kitchen, conservatory, newly fitted wet room and two bedrooms to the ground floor. To the first floor there are a further two bedrooms and an en suite! Externally this property boasts a driveway to the front with the added benefit of a newly installed lift for wheelchair access. To the rear a composite decking patio area and laid to lawn gardens. This property is situated just a short walk to Lowes Park Golf Club, The Lido, Clarence Park and Chesham Woods and is close to local amenities, shops and transport links! 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.

Lounge 14' 1" x 10' 6" (4.3m x 3.2m) UPVC double glazed patio doors to rear aspect. Radiator. Two wall light points. Ceiling light point.

Kitchen 10' 6" x 8' 10" (3.2m x 2.7m) A range of wall and base units with integrated fridge freezer. Stainless steel sink bowl and drainer. Inset gas hob, double electric oven and extractor hood. Plumbed for washer and space for dishwasher. Radiator. Ceiling light point. Open plan to conservatory.

Conservatory 12' 10" x 9' 2" (3.9m x 2.8m) UPVC double glazed windows and patio doors leading to the garden. Spotlighting. Radiator.

Wet Room 7' 3" x 6' 3" (2.2m x 1.9m) UPVC double glazed window to rear aspect. Specially adapted bathroom with no slip flooring. Electric shower. Low flush wc. Wall hung wash hand basin. Wall tiling, Spotlighting. Radiator.

Bedroom 1 - Ground Floor 13' 9" x 10' 2" (4.2m x 3.1m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 3/2nd Reception Room 10' 10" x 9' 6" (3.3m x 2.89m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Landing two ceiling light points. Eaves storage.

Bedroom 2 13' 5" x 10' 6" (4.1m x 3.2m) Three Velux window skylights. Radiator. Two ceiling light points.

Entrance 6' 7" x 4' 3" (2.0m x 1.3m) Velux window skylight. Shower cubicle with overhead thermostatic shower head electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Floor tiling. Chrome effect towel radiator. Ceiling light point.

Bedroom 4 8' 2" x 6' 2" (2.5m x 1.89m) Velux window skylight. Radiator. Ceiling light point.

Externally Paved driveway to the front with raised garden areas with mature plants and shrubbery. Path leading to front door. Lift for disability access. To the rear a composite decked patio area, laid to lawn mature gardens and greenhouse.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD.

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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 shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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"

