



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	80
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Independent Estate Agents
Cardwells
 www.cardwells.co.uk

RAMSGREAVE CLOSE, BURY, BL9 9NL



- Semi Detached Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Enclose Rear Garden
- Driveway & Garage
- Freehold
- Close to Local Amenities
- Early Viewing Advised



£220,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.



Independent Estate Agents
Cardwells
 Est. 1982

A three bedroom semi detached house, tucked away in a quiet cul-de-sac, close to excellent amenities. The property will make an ideal first time purchase, or family home, with three good sized bedrooms and an open plan lounge dining room. The property is within easy access of Bury and Manchester. The accommodation briefly comprises Entrance porch, (lounge/dining room and a kitchen. Upstairs there are three good sized bedrooms and a family bathroom. Outside there is a driveway/garden to the front, providing parking for two vehicles. A driveway leads to a single garage. To the rear there is an enclosed garden with mature tree borders. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwells estate agents Bury, (0161) 761 1215, bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed front door and window front aspect, door rail.

Lounge/Diner 22' 9" x 11' 3" (6.93m x 3.43m) Lounge area UPVC double glazed window front aspect, radiator feature wall mounted electric fire, coving to the ceiling. Dining area UPVC double glazed French doors, rear garden aspect, radiator, coving to the ceiling, staircase to the landing

Kitchen 7' 11" x 6' 11" (2.41m x 2.11m) UPVC double glazed window rear garden aspect, fitted wall and base units with complementary worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven and grill, Inset halogen hob, concealed extractor hood above, space for a dishwasher and a fridge tiled floor. A staircase leads to a half landing, UPVC double glazed window side aspect.

First Floor Landing Doors lead to bedrooms & bathroom.

Bedroom 1 12' 6" x 9' 8" (3.81m x 2.94m) UPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards, radiator.

Bedroom 2 10' 1" x 9' 8" (3.07m x 2.94m) UPVC double glazed window front aspect radiator below.

Bedroom 3 9' 7" x 9' 7" (2.92m x 2.92m) UPVC double glazed window, front aspect, radiator.

Bathroom 9' 7" x 7' 1" (2.92m x 2.16m) UPVC frosted double glazed window, rear aspect, white suite comprising, enclosed bath with mixed taps/shower attachment, shower above, wash basin with mixer tap, close coupled WC, Part tiling to the walls, radiator, access to the loft.

Externally Front There is a driveway which is partially paved, with a gravelled area aside. The driveway leads to a single garage. A pathway leads along the side elevation. Rear garden. Enclosed garden which is mostly laid to lawn with mature tree borders.

Price £220,000

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 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 this family home is in a position which is regarded as having a "very low" risk of flooding.

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"

