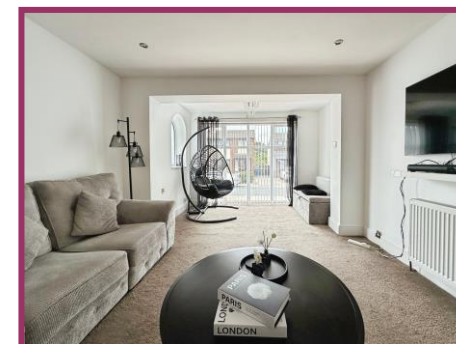




STOKESAY CLOSE, BURY, BL9



- Ideal Family Home
- Four Good-Sized Bedrooms
- En-Suite To Master
- Two Large Reception Rooms
- Dining Kitchen
- Modern Bathroom
- Sought After Location
- Driveway For Multiple Cars



£450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well presented four bedroom detached family home. Offering sizeable living accommodation this lovely home comprises; entrance hallway, generous lounge, large 2nd Living/dining room, stunning dining kitchen, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway for numerous cars and a landscaped rear garden. Situated close to local amenities, shops and transport links as well as superb schools, this really is an ideal family home! 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 Hall Stairs to First Floor. Spotlighting. Radiator

Lounge 19' 2" x 11' 7" (5.84m x 3.53m) UPVC double glazed window to the front and side aspects. Two radiators. Spotlighting. Two Ceiling light points.

2nd Reception 28' 3" x 12' 5" (8.60m x 3.78m) UPVC double glazed window to front and side aspects. UPVC double glazed patio doors to rear aspect. Two radiators. Spotlighting. Two ceiling light points.

Kitchen/Diner 17' 8" x 16' 2" (5.38m x 4.92m) Two UPVC double glazed windows to rear aspect. UPVC double glazed patio doors to side aspects. Two radiators. Three ceiling light points. Tiled flooring. A range of modern wall and base units with sink and drainer, gas hob, double electric oven and extractor hood. Built in microwave, fridge freezer and washing machine.

Bathroom panelled bath with overhead shower. Low flush wc. Wash hand basin. Wall and floor tiling. UPVC double glazed window to front aspect. Radiator. Spotlighting.

Bedroom 1 15' 0" x 10' 4" (4.57m x 3.15m) Two UPVC double glazed windows to front aspect. UPVC double glazed window to side aspects. Fitted wardrobes. Radiator. Ceiling light points.

En-Suite Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Wall and floor tiling. Radiator. UPVC double glazed window to rear aspect. Spotlighting.

Bedroom 2 10' 7" x 10' 7" (3.22m x 3.22m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 10' 7" x 9' 9" (3.22m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 6' 9" x 6' 9" (2.06m x 2.06m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally block paved driveway for numerous cars. To the rear a block paved patio area stepped to an artificial grass a patio area.

Viewings 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 29th September 1965, meaning that there are 939 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 E rated which is at an approximate annual cost of £2,951 (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"

