



LUNE CLOSE, WHITEFIELD, M45



- Three Good Sized-Bedrooms
- Integral Garage
- Driveway
- Rear Garden
- Solar Panel
- Conservatory
- Ideal Family Home
- Early Viewings Advised



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this three bedroom terraced home. Conveniently located close to local transport links and amenities this property comprises ; entrance hallway, open plan lounge/dining room, conservatory, kitchen, three bedrooms and a family bathroom. Externally this property boasts a driveway leading to an integral garage to the front with a good sized rear garden. This property would suit a growing family and has the added benefit of solar panels. 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 window and door to side aspect, radiator. Storage cupboard. Ceiling light point. Stairs to first floor.

Open plan lounge/dining room 20' 5" x 9' 8" (6.22m x 2.94m) UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear aspect. Two radiators. Two ceiling light points. Feature fire and surround.

Conservatory 8' 2" x 7' 9" (2.49m x 2.36m) UPVC double glazed door to side aspect. UPVC double glazed windows to side and rear aspect.

Kitchen 14' 1" x 7' 5" (4.29m x 2.26m) UPVC double glazed window and door to rear aspect. Radiator. Two ceiling light points. Door to integral garage. Stainless steel sink and drainer. Gas hob, electric oven, extractor hood. Plumbed for washer. Space for fridge freezer.

Integral Garage 16' 0" x 8' 3" (4.87m x 2.51m) Power and lighting. Up and over door.

Bathroom 7' 0" x 5' 1" (2.13m x 1.55m) Shower cubicle with overhead thermostatic shower low flush wc. Pedestal wash hand basin. Wall and floor tiling. Two UPVC double glazed windows to rear aspect. Spotlighting. Chrome effect towel radiator.

Bedroom 1 12' 7" x 10' 7" (3.83m x 3.22m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 8" x 7' 9" (2.94m x 2.36m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Paved driveway leading to an integral garage with up and over door to the front. To the rear a good sized rear garden.

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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 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 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"

