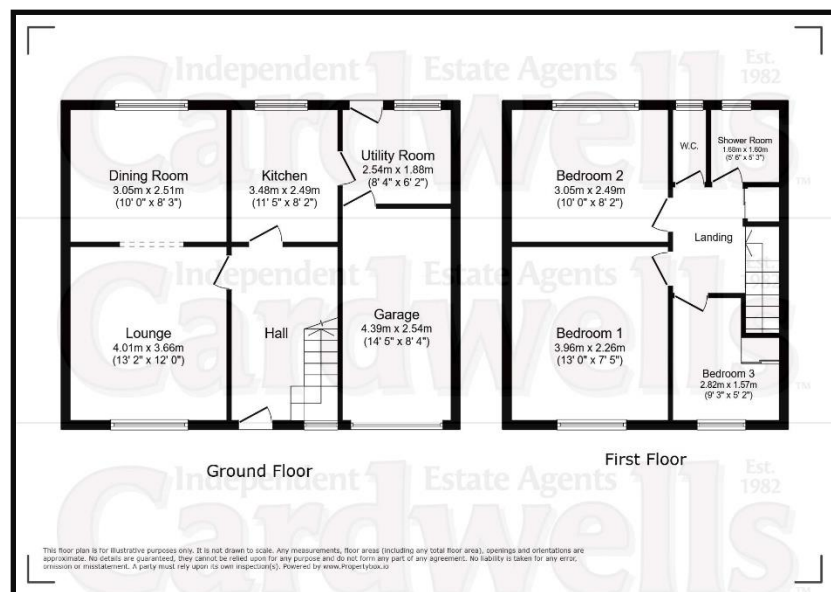




**9 LOCK LANE, MANCHESTER, GREATER
 MANCHESTER M31 4PA**



- Three Bed Semi-Detached
- Driveway
- Integral Garage
- Utility Room
- Rear Garden
- No Onward Chain!
- Sought After Residential Area
- Early Viewings Highly Advised



£230,000

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



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Cardwells estate agents are pleased to bring to market this three bedroom semi detached home. Situated in a sought after residential area this property is offered with no onward chain. Although in need of updating, this well proportioned home comprises; entrance hallway, lounge, dining room, kitchen, utility room, three bedrooms and a shower room. Externally this property boasts a driveway to the front leading to an integral garage with up and over door and landscaped gardens to the front and rear. 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 composite door and UPVC double glazed window to front elevation. Radiator. Ceiling light point. Stairs to first floor.

Lounge 13' 2" x 12' 0" (4.01m x 3.65m) UPVC double glazed window to front aspect. Radiator. Feature fire and surround. Archway to dining room.

Dining Room 10' 0" x 8' 3" (3.05m x 2.51m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Kitchen 11' 5" x 8' 2" (3.48m x 2.49m) UPVC double glazed window to rear aspect. Door to utility to side. Ceiling light point. Radiator. A range of wall and base units with stainless steel sink and drainer. Space for fridge freezer and cooker.

Utility Room 8' 4" x 6' 2" (2.54m x 1.88m) UPVC double glazed window and door to rear aspect. Ceiling light point. Plumbed for washer. Space for dryer.

Landing UPVC double glazed window to side aspect. Storage cupboard housing boiler.

Shower Room shower cubicle with over head shower. Pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Separate WC UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Low flush WC.

Bedroom 1 13' 0" x 7' 5" (3.96m x 2.26m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 0" x 8' 2" (3.05m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 3" x 5' 2" (2.82m x 1.57m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally to the front; a gated driveway leading to an integral garage with up and over door with power and lighting. Landscaped front garden. To the rear; a laid to lawn garden with planted borders.

Council Tax The property is situated in the Borough of Trafford and is therefore liable for Trafford Council Tax. The property is B rated which is at an approximate annual cost of £1,651 (at the time of writing).

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 20th November 1961, meaning that there are 935 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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"

