



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**SANDOWN ROAD, BURY, BL9 8HW**



- Semi Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Extended to Rear
- 1664 Sq Feet
- Driveway Parking
- Beautifully Presented
- Early Viewing Advised



**£375,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this stunning extended four bedroom semi detached home! Boasting 1665 SqFt of accommodation over three floors this property would suit a growing family! Tastefully decorated throughout this lovely home is situated close to superb schools, local amenities and accessible transport links. Briefly comprises of; entrance porch, hallway, downstairs wc, lounge, dining room, conservatory, kitchen/utility room, four bedrooms and a family bathroom. Externally this property boasts a driveway to the front leading to a carport with a landscaped rear garden. Internal And early viewing is highly advised! Viewings are available 7 days a week Via Cardwells Estate Agents Bury on 0161 761 1215 or [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC double glazed. Door leading to hallway.

**Hallway** Stairs to first floor. Radiator. Ceiling light point.

**Lounge** 15' 5" x 11' 6" (4.7m x 3.5m) UPVC double glazed window. Radiator. Ceiling light point. Wood burning stove. Open plan to dining room.

**Dining Room** 12' 6" x 10' 6" (3.8m x 3.2m) Radiator. Ceiling light point.

**Conservatory** 11' 6" x 7' 7" (3.5m x 2.3m) UPVC double glazed. Patio doors leading to rear garden. Radiator. Spotlighting.

**Kitchen** 12' 6" x 7' 10" (3.8m x 2.4m) UPVC double glazed window. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Built in microwave. Radiator. Ceiling light point.

**Utility Area** 14' 9" x 6' 7" (4.5m x 2.0m) UPVC double glazed window and door. Base units with integrated fridge and freezer. Radiator. Ceiling light point.

**Guest WC** UPVC double glazed window. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

**First Floor Landing** Ceiling light point. Stairs to 2nd floor bedroom 4.

**Bathroom** Two UPVC double glazed window. Panelled bath with overhead thermostatic shower. Low flush wc. Twin wall hung wash hand basins. Towel radiator. Ceiling light point. Wall tiling.

**Bedroom 1** 15' 5" x 11' 6" (4.7m x 3.5m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 12' 2" x 11' 6" (3.7m x 3.5m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 7' 10" x 6' 11" (2.4m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 4 – Loft Bedroom** 18'4 s 16'5 (5.6m x 5.0m) Two velux windows. Radiator. Ceiling light point.

**Externally** block paved driveway to the front leading to carport. To the rear a decked patio area, a flagged patio area, laid to lawn garden with planted borders.

**Viewing** 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold ,999 years from 19th November 1964 With 937 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 D rated which is at an approximate annual cost of £2,555 (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 or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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"

