



SKEIN STREET, WHITWORTH, OL12



- Three Bed Semi Detached
- Stunning Landscaped Rear Garden
- Driveway Parking Available
- Garage & EV Charger
- Beautifully Presented Throughout
- Freehold Tenure
- EPC B Rating
- Downstairs WC



£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this much improved and beautifully presented three bedroom semi-detached home, situated within a popular and established residential area. Offering generous and well-proportioned accommodation, a recently fitted kitchen and a superb landscaped rear garden, this FREEHOLD property represents an excellent opportunity for first-time buyers, couples and growing families alike. Further benefiting from no onward chain delay, the property is ready for its next owners to move in and enjoy. Upon entering the property, you are welcomed by an entrance hallway which provides access to the principal ground floor accommodation. The spacious lounge offers a comfortable setting in which to relax, while the dining kitchen forms a fantastic sociable space for everyday family life and entertaining. The kitchen has recently been fitted and offers a stylish and contemporary finish, with ample workspace and storage together with room for dining. Completing the ground floor accommodation is the added convenience of a downstairs WC. To the first floor there are three well-proportioned bedrooms, offering flexible accommodation suitable for a family, home office or guest room, together with a family bathroom. Externally, the property continues to impress. To the front is a garden area alongside a driveway providing off-road parking and leading to a garage positioned to the rear, complete with an up-and-over door. The rear garden is undoubtedly one of the standout features of this home and has been thoughtfully landscaped to provide a fantastic low-maintenance outdoor space. Featuring artificial grass, two separate patio areas and an attractive pergola, the garden provides several areas for outdoor dining, entertaining and relaxing throughout the warmer months. With its combination of modern improvements, excellent outdoor space, off-road parking, garage and FREEHOLD tenure, this is a superb home which needs to be viewed internally to be fully appreciated. Offered with no onward chain delay, early viewing is highly recommended. Call Cardwells Estate Agents on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway radiator. Ceiling light point. UPVC double glazed window. Stairs to first floor.

Lounge 15' 2" x 8' 0" (4.63m x 2.43m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Kitchen 13' 7" x 7' 11" (4.13m x 2.42m) UPVC patio doors and window. Two Ceiling light points. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Radiator. Tiled flooring.

Downstairs WC Low flush w/c. Pedestal wash hand basin. Radiator. Ceiling light point.

Bathroom UPVC double glazed window. Spotlighting. Radiator. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling.

Bedroom 1 16' 9" x 9' 2" (5.10m x 2.80m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 2 13' 7" x 11' 5" (4.13m x 3.48m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 9" x 6' 11" (3.57m x 2.10m) UPVC double glazed window. Radiator. Ceiling light point.

Garage Up and over door to front. Pedestrian access from rear. Power and lighting.

Externally Laid to lawn garden to the front with paved path and driveway leading to garage. EV car charging point. To the rear a beautiful landscaped garden with stepped paved patio area and pergola. Artificial grass, composite dealing patio area and a further paved 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 FREEHOLD . We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is B rated which is at an approximate annual cost of £1488 (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 the property is in a position which is regarded as having very low risk of flooding.

Thinking Of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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"

