



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

THATCH LEACH LANE, WHITEFIELD, M45 6BE



- Well Presented Semi Detached
- Lounge & Fitted Kitchen
- 3 Bedrooms & Family Bathroom
- Driveway Parking/Mature Gardens
- Close to Amenities/Transport Links
- No Onward Chain Delay
- Garage
- Freehold Tenure



£300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are pleased to bring to market this very well presented recently refurbished three bedroom semi detached property available with no onward chain delay! Situated on Thatch Leach Lane and in close proximity to Whitefield and Prestwich centres, fantastic transport links, amenities, nurseries, schools and recreational facilities. Briefly comprising: Porch, reception hallway, lounge, fitted kitchen, landing, three bedrooms and a family bathroom suite. To the outside is a driveway to the front with a laid to lawn garden with mature shrubs and perennials and there is a gated driveway leading to a detached garage and an enclosed rear garden with greenhouse and timber storage shed. Warmed by gas central heating and UPVC double glazed throughout. Internal viewing is highly advised and can be arranged by contacting Cardwells Estate Agents in Bury on 0161 761 1215 or via email at bury@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into:

Entrance Porch 9' 8" x 2' 8" (2.94m x 0.81m) Tiled flooring, painted walls, timber access door into:

Reception Hallway 9' 3" x 7' 2" (2.82m x 2.18m) Fitted carpets, wall mounted radiator, turning staircase to the landing, UPVC frosted double glazed window.

Lounge 17' 9" x 10' 11" (5.41m x 3.32m) Feature fireplace and surround, fitted carpets , 2 uPVC double glazed windows, two wall mounted radiators.

Kitchen 9' 5" x 9' 3" (2.87m x 2.82m) Fitted kitchen comprising: Stainless steel sink with mixer tap over, base and wall units, worktops, wall mounted Worcester Bosch gas combination boiler, oven, four ring hob, cushion flooring, useful under stairs storage cupboard, frosted UPVC double glazed window, UPVC door giving access to the side.

First Floor Landing 9' 3" x 6' 8" (2.82m x 2.03m) Fitted carpets, frosted UPVC double glazed window.

Bedroom 1 10' 11" x 10' 0" (3.32m x 3.05m) Fitted carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 2 10' 11" x 8' 5" (3.32m x 2.56m) Fitted furniture, carpets, uPVC double glazed window, wall mounted radiator.

Bedroom 3 9' 2" x 6' 10" (2.79m x 2.08m) Fitted carpets, uPVC double glazed window, wall mounted radiator.

Family Bathroom 9' 2" x 5' 5" (2.79m x 1.65m) Three piece suite comprising: WC, wash basin on a vanity unit, walk in shower cubicle, built in airing cupboard, cushion flooring, frosted uPVC double glazed window, wall mounted heated towel rail.

Externally To the outside is driveway parking and a lawn with mature shrubs and perennials to the front and to the rear is a small lawn with greenhouse and timber storage shed.

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 or visiting: www.Cardwells.co.uk

Council Tax Cardwells Letting Agents Bury pre market research indicates that the property is council tax band B and the current cost is £1986.00 per annum.

Plot Size Cardwells Letting Agents Bury pre market research indicates that the plot size is approximately 0.6 of an acre.

Flood Risk. Cardwells Letting Agents Bury pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwell Letting Agents Bury pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Bury pre market research indicates that the property is not in a conservation area.

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"

