



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 77 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



- Three Bedroom Semi Detached
- Driveway for Numerous Cars
- Two Bathrooms
- Detached Garage
- Rear Garden
- Catchment Area for The Elton School
- Close to Local Amenities



**Offers Over £300,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
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T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this immaculately presented three-bedroom semi-detached home, occupying a desirable position in the sought-after residential area of Walshaw. Situated within the catchment area for The Elton High School, this superb property offers beautifully maintained and versatile accommodation, making it an excellent choice for families, professional couples and those seeking a home with flexible living arrangements. Presented to an excellent standard throughout, this lovely home combines comfortable living spaces with attractive outdoor areas and must be viewed to be fully appreciated. Upon entering the property, a welcoming entrance hallway provides access to the ground-floor accommodation. The impressive open-plan lounge and dining room offers a wonderful space for both everyday family living and entertaining guests, with ample room for comfortable seating and a dedicated dining area. The kitchen provides a practical space for day-to-day use, whilst the ground floor also benefits from a convenient shower room and a third bedroom. This additional bedroom offers excellent versatility and could equally serve as a guest bedroom, home office or additional reception space, depending on the needs of the prospective purchaser. To the first floor, the property continues to impress with two well-proportioned double bedrooms, both offering comfortable accommodation, together with a modern family bathroom. The layout provides a great balance of living and sleeping accommodation, making this a particularly appealing home for a variety of buyers. Externally, the property is equally impressive. To the front, a generous driveway provides off-road parking for numerous vehicles and leads to a detached garage, offering valuable additional storage or secure parking. To the rear, there is a delightful garden featuring attractive Indian stone paving alongside a well-maintained lawn. This lovely outdoor space provides an ideal setting for alfresco dining, summer entertaining or simply relaxing and enjoying the garden during the warmer months. Located in the ever-popular Walshaw area of Bury, this beautifully presented home offers an excellent opportunity for buyers seeking a property that is ready to move into, with flexible accommodation, generous parking and an attractive rear garden. Early viewing is highly recommended to fully appreciate the presentation, accommodation and outdoor space this wonderful home has to offer. Please contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Ceiling light point. Radiator. Under stairs storage. Laminate flooring.

**Downstairs Shower room** 7' 3" x 4' 7" (2.2m x 1.40m) Shower cubicle with thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. UPVC double glazed window. Wall tiling.

**Lounge/ Dining Room** 20' 11" x 10' 7" (6.37m x 3.23m) UPVC double glazed window and patio doors. Living flame gas fire and feature surround. Three radiators. Two ceiling light points. Laminate flooring.

**Kitchen** 13' 11" x 6' 7" (4.24m x 2.0m) Two UPVC double glazed windows. UPVC double glazed door. A range of wall and base units with stainless steel sink and drainer. Space for range cooker, fridge freezer. Plumbed for washing machine and dishwasher. Extractor hood. Spotlighting

**Downstairs Bedroom** 8' 4" x 7' 5" (2.55m x 2.27m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 1** 14' 11" x 10' 6" (4.55m x 3.21m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 12' 2 x 7' 9 (3.72m x 2.36m) UPVC double glazed window. Radiator. Ceiling light point. Walk in wardrobe in eaves.

**Bathroom** 8' 0" x 5' 9" (2.44m x 1.74m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall and floor tiling.

**Externally** Garden fronted with a driveway for numerous cars leading to a detached garage. To the rear an Indian paved patio area and laid to lawn garden.

**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

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , With a 999 year lease starting on 25th April 1962. 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 C rated which is at an approximate annual cost of £2,271 (at the time of writing).

**Conservation Area** Cardwells Letting 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 available to let now is in a position which is regarded as having a "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.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

**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"

