





Independent Estate Agents Est. 1982 Cardwells

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HILLSBOROUGH DRIVE, BURY, BL9 8LE



- Detached Bungalow
- Four Bedrooms
- Driveway
- Gardens to Front & Rear
- Close to Local Amenities
- Sought After Area
- Ideal Family Home
- Early Viewing Advised







Offers Over £340,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells estate agents are pleased to bring to Four Bedroom detached bungalow. Situated in a sought after residential in Unsworth this conveniently located home comprises; entrance porch, lounge, Kitchen/diner, four bedrooms and a bathroom. Externally this property boasts a driveway to the front with gardens to the front and rear. Located close to local amenities, transport links and good schools this property would suit a growing family! 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 Porch UPVC front door. Door leading to lounge.

Lounge/Diner 20' 11" x 15' 7" (6.37m x 4.75m) UPVC double glazed window to front aspect. Two radiators. Three ceiling light points. Laminate flooring.

Kitchen/Diner 19' 5" x 10' 7" (5.91m x 3.22m) UPVC double glazed window and door to rear aspect. A range of wall and base units with breakfast island. Stainless steel sink and drainer. Gas hob, electric oven, extractor hood. Plumbed for washing machine. Two ceiling light points. Radiator. Tiled flooring.

Bathroom 8' 11" x 5' 10" (2.72m x 1.78m) UPVC double glazed window to side aspect. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Wall tiling. Ceiling light point.

Bedroom 1 16' 5" x 10' 0" (5.00m x 3.05m) Previously the garage and converted professionally. UPVC double glazed window to front and side aspect. Radiator. Spotlighting. Laminate flooring.

Bedroom 2 11' 10" x 8' 11" (3.60m x 2.72m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 12' 2" x 8' 8" (3.71m x 2.64m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Fitted wardrobes.

Bedroom 4 9' 5" x 7' 3" (2.87m x 2.21m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Externally Paved driveway to the front with laid to lawn garden. To the rear a laid to lawn garden and paved patio area.

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Tenure

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 £2,415 (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.

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"















