



## KENMORE CLOSE, WHITEFIELD, M45 8EP



- Semi Detached
- Three Bedrooms
- No Onward Chain
- Driveway
- Good Sized Rear Garden
- Potential to Extend STPP
- In Need of Updating
- Early Viewing Advised



**£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 three bedroom semi detached home. Offered with no onward chain delay and in need of upgrading this well cared for home comprises; entrance porch, hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally this property boasts a generous gated driveway and a front and rear garden. This property has huge potential to be a superb family home! Situated close to local amenities, good schools and fantastic transport links this property. 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:**

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

**Lounge** 11' 10" x 10' 6" (3.6m x 3.2m) UPVC double glazed bay window to front aspect. Ceiling light point. Wall mounted gas fire.

**Dining Room** 10' 5" x 9' 11" (3.18m x 3.02m) Hardwood double glazed window to rear aspect. Ceiling light point. Wall mounted gas fire.

**Kitchen** 10' 4" x 9' 3" (3.15m x 2.83m) Hardwood double glazed window to rear aspect. Ceiling light point. Wall mounted gas fire.

#### **First Floor Landing**

**Bathroom** 7' 5" x 5' 5" (2.26m x 1.66m) Hardwood double glazed window to side aspect. Twin gripped panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point.

**Bedroom 1** 14' 5" x 8' 10" (4.4m x 2.7m) UPVC double glazed bay window to front aspect. Fitted wardrobes and drawers. Ceiling light point.

**Bedroom 2** 10' 6" x 10' 6" (3.2m x 3.2m) Hardwood double glazed window to rear aspect. Fitted storage cupboards. Ceiling light point.

**Bedroom 3** 8' 10" x 6' 11" (2.69m x 2.11m) UPVC double glazed window to front aspect. Fitted storage and shelving. Ceiling light point.

**Externally** To the front a laid to lawn garden with gated paved driveway leading to the side of the house. To the rear a paved patio area, footings where a garage used to be. Laid to lawn garden.

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**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 Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,416 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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 or visiting: 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.

**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"

