



Independent Estate Agents  
**Cardwells** Est. 1982  
[www.cardwells.co.uk](http://www.cardwells.co.uk)

**STONELEIGH VILLAS STONELEIGH DRIVE, M26 1QE**



- Three Storey
- Three Bedroomed Semi Det
- No Onward Chain Delay
- Rear Garden
- Driveway to Front
- Conservatory
- Ideal First Home
- Early Viewing Advised



**£270,000**

**BOLTON**

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

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to market this spacious and three-bedroom, three-storey semi-detached home, situated in the heart of the popular Stoneclough area. Offered for sale with no onward chain delay, the property provides versatile accommodation arranged over three floors and would make an excellent choice for a growing family, first-time buyer or professional couple seeking a conveniently located home. The accommodation begins with a welcoming entrance hallway, providing access to a useful downstairs WC. The ground floor also features a comfortable lounge, offering an inviting space in which to relax, together with a conservatory overlooking the rear garden. The kitchen/diner provides ample space for both cooking and family dining, making it ideal for everyday living and entertaining. Across the upper floors, the property offers three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A separate family bathroom serves the remaining bedrooms, completing the practical and flexible internal accommodation. Externally, the property benefits from a driveway to the front, providing convenient off-road parking. To the rear is an enclosed garden, offering space for outdoor seating, entertaining and family recreation. Stoneclough is a popular and well-connected residential location, with a range of local shops, amenities and schools within easy reach. The property also benefits from excellent road and public transport links, providing convenient access into Radcliffe, Bolton, Bury and the wider surrounding areas. Offered with no onward chain, internal and early viewing is highly recommended to fully appreciate the accommodation and location on offer. Call Cardwells Estate Agents on 0161 761 1215 to arrange an accompanied viewing.

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

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

**Guest Cloaks** Low flush wc. Wash hand basin. Ceiling light point. Radiator.

**Kitchen/Diner** 16' 9" x 7' 7" (5.11m x 2.32m) UPVC double glazed window. Two ceiling light points. Radiator. A range of wall and base units with gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Space for dryer and fridge freezer.

**Lounge** 14' 1" x 12' 1" (4.3m x 3.69m) Hardwood double glazed patio doors and window radiator. Spotlighting.

**Conservatory** 13' 1" x 13' 1" (4.0m x 4.0m) UPVC double glazed windows and patio doors. Radiator. Wall light point. Tiled flooring.

#### **First Floor Landing**

**Bathroom** UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin.

**Bedroom 1** 12' 2" x 8' 9" (3.7m x 2.67m) Two UPVC double glazed windows. Fitted wardrobes. Radiator. Ceiling light point.

**En-suite** UPVC double glazed window. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Bedroom 3** 7' 5" x 7' 7" (2.26m x 2.3m) Two UPVC double glazed windows Radiator. Ceiling light point. Fitted wardrobes.

**Top Floor Bedroom 2** 19' 0" x 10' 6" (5.8m x 3.19m) Velux skylight. Radiator. Spotlighting.

**Externally** Externally- driveway to the front with a good sized rear garden with decking area and paved patio area.

**Viewing** 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, enjoying the remainder of the 999 year term which started on 5th October 2001, meaning that there are 974 years remaining. 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 £2,113 (at the time of writing).

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**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

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