



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

BRIDGE HALL DRIVE, BURY, BL9



- Three Bedroom Semi-Detached
- Freehold Tenure
- Generous Corner Plot
- Driveway To Front
- Potential to Extend (STP)
- Close To Great Transport Links
- Perfect Family Home
- Well Presented Throughout



Offers Over £300,000

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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 delighted to present to the market this spacious and well-maintained three-bedroom semi-detached family home, occupying a generous freehold plot with excellent potential for further extension or development, subject to the relevant planning permissions. Offering versatile living accommodation throughout, this superb property is ideal for growing families, first-time buyers, or those looking for a home with future potential in a highly convenient location. Upon entering the property, you are welcomed by a large and inviting entrance hallway which provides access to the principal ground floor rooms and immediately creates a bright and spacious first impression. The heart of the home is the impressive open-plan lounge and dining area, offering an abundance of natural light and ample space for both relaxing and entertaining. This versatile living space is perfect for modern family life, with plenty of room for a range of furniture configurations and direct views over the gardens. The modern fitted kitchen has been thoughtfully designed with a range of wall and base units, complementary work surfaces, and space for integrated and freestanding appliances, making it both practical and stylish for everyday use. To the first floor, the property offers three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom which could also be utilised as a nursery, dressing room, or home office. Completing the accommodation is a contemporary family bathroom fitted with a modern suite. Externally, the property continues to impress with beautifully maintained and mature landscaped gardens to both the front and rear, providing excellent outdoor space for families, entertaining, or gardening enthusiasts. A driveway runs along the side of the property, offering off-road parking and further scope to extend if desired, with potential to utilise additional garden space subject to requirements. Ideally positioned close to a wide range of local amenities including shops, schools, supermarkets, and leisure facilities, the property also benefits from excellent transport links nearby, making it perfect for commuters with easy access to surrounding towns, motorway networks, and public transport routes. This fantastic home combines spacious accommodation, outdoor potential, and a highly sought-after location, and an internal inspection is strongly recommended to fully appreciate everything this property has to offer. 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 Hallway Radiator. Ceiling light point. Fitted storage cupboard. Stairs to first floor.

Open Plan Lounge/ Dining Room 29' 5" x 11' 4" (8.97m x 3.46m) UPVC double glazed window and patio doors to front and rear elevation. Two radiators. Two ceiling light points. Two wall light points. Double doors leading to kitchen.

Kitchen 12' 8" x 7' 3" (3.87m x 2.21m) UPVC double glazed window. Radiator. Spotlighting. A range of modern wall and base units with stainless steel sink and drainer. Gas hob, double electric oven. Built in microwave. Integrated fridge and freezer. Integrated washing machine. Integrated dishwasher.

Bathroom 7' 4" x 5' 5" (2.23m x 1.65m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead thermostatic shower. Vanity wash hand basin and storage. Tiled walls.

Seperate WC 5' 7" x 4' 5" (1.7m x 1.35m) UPVC double glazed window. Ceiling light point. Radiator. Low flush wc. Vanity Wash hand basin with storage.

Bedroom 1 15' 0" x 7' 9" (4.57m x 2.37m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, drawers and dressing table.

Bedroom 2 13' 0" x 9' 8" (3.95m x 2.94m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, drawers and dressing table.

Bedroom 3 7' 10" x 7' 5" (2.39m x 2.26m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Laid to lawn garden to front and side with mature plants and shrubbery. A paved driveway for numerous cars to the front/side. To the rear a large paved patio area to the side with a laid to lawn rear garden, mature plants shrubbery and rockery.

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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 £2,555 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

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.

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"

