



Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**ST. GEORGES ROAD, BURY, GREATER MANCHESTER  
BL9 8JG**



- Two Bedroom Semi Detached
- Modern Kitchen & Family Bathroom
- Driveway To Front
- Presented To A High Standard Throughout
- Corner Plot With Huge Potential!
- Ideal First Time Buy



**£240,000**

**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

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.



Independent Estate Agents **Cardwells** Est. 1982

Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom semi detached home. Situated on a generous corner with further scope to possibly extend subject to planning this property is in 'Turn Key' condition. Located on the sought after Church Meadow Estate this property is Ideal for first time buyers looking to move into a home without having to lift a finger! Comprising; entrance porch, lounge, modern fitted kitchen/diner, two bedrooms and a modern family bathroom. Externally this property boasts driveway to the front with a beautiful rear landscaped garden. Located close to local amenities, superb transport links and good schools this property must be viewed to be appreciated! 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 double glazed windows and door. Composite door leading to lounge.

**Lounge** 11' 11" x 13' 11" (3.63m x 4.25m) UPVC double glazed windows. Radiator. Two wall light points. Ceiling light point. Stairs to first floor.

**Kitchen/Diner** 11' 11" x 8' 4" (3.63m x 2.55m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of modern wall and base units stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer. Plumbed for washing machine. Wall mounted boiler. Tiled flooring.

**Bathroom** 5' 3" x 7' 2" (1.59m x 2.18m) UPVC double glazed window. Radiator. Spot lighting. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall and floor tiling.

**Bedroom 1** 9' 0" x 12' 0" (2.74m x 3.65m) UPVC double glazed window. Radiator. Ceiling light fan. Fitted wardrobes with mirrored sliding doors. Over stairs storage cupboard.

**Bedroom 2** 6' 8" x 10' 4" (2.04m x 3.16m) UPVC double glazed windows. Radiator. Ceiling light point.

**Externally** To the front a laid to lawn garden, rockery and a patterned imprinted driveway. To the rear a decked patio area and an enclosed laid to lawn garden.

**Viewings** 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

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (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"

