



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

WHITEWELL CLOSE, BURY, BL9 9NU



- Three Bed Semi Detached
- Cul de Sac Position
- Driveway
- Garage
- Downstairs WC
- Extended to Rear
- Ideal Family Home
- Early Viewing Advised



£270,000

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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.



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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. Tucked away in the heart of a cul de sac this lovely home comprises; entrance hallway, downstairs WC, lounge, dining room, kitchen, three bedrooms and a bathroom. The property has a driveway for numerous cars leading to a garage with a landscaped rear garden. Situated close to superb schools, local amenities and transport links, 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 Hallway UPVC double glazed window to side aspect. Door leading to lounge.

Lounge 15' 0" x 11' 7" (4.57m x 3.53m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor. Feature fire and surround.

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

Dining Room 14' 9" x 9' 4" (4.49m x 2.84m) UPVC double glazed patio doors to rear aspect. Two radiators. Two ceiling light points. Opening leading to kitchen.

Kitchen 11' 6" x 9' 7" (3.50m x 2.92m) Two Velux skylights. UPVC double glazed window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob with extractor hood over, double electric oven. Plumbed for washer. Space for fridge and freezer. Radiator. Spotlighting.

First Floor Landing

Bathroom 7' 0" x 6' 9" (2.13m x 2.06m) UPVC double glazed window to rear aspect. Radiator. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 12' 4" x 9' 3" (3.76m x 2.82m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point. Fitted wardrobes, drawers and bedside tables.

Bedroom 2 9' 9" x 9' 5" (2.97m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 3 10' 9" x 5' 8" (3.27m x 1.73m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally To the front a shared access driveway for parking numerous cars. To the rear, a paved patio area, laid to lawn garden with mature shrubs and plants. Freestanding shed.

Garage Power and lighting. Roller shutter door.

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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 £2,146 (at the time of writing).

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"

