



Independent Estate Agents
Cardwells Est. 1982

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LILBURN CLOSE, RAMSBOTTOM, BL0 9LY



- Detached Property
- Three Bedrooms
- Two Reception Rooms
- Conservatory, Driveway
- No Onward Chain
- Sought After Location
- Garden to Rear
- Early Viewing Advised



£265,000

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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 detached family home. Situated just off the sought after area of Whittingham Drive this property is offered with no onward chain delay. In need of updating this property has been priced to sell and comprises; entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms and a family bathroom. Externally this property boasts gardens to the front and rear with a driveway to the side. Situated close to good primary and high schools and just a short walk to Nuttall Park this property must be viewed early to avoid disappointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Ceiling light point. Door to lounge.

Lounge 15' 1" x 12' 10" (4.6m x 3.9m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor. Double doors to dining area.

Dining Room 12' 10" x 7' 3" (3.9m x 2.2m) Sliding aluminium double glazed doors to conservatory. Radiator. Ceiling light point. Archway to kitchen.

Conservatory 7' 10" x 7' 3" (2.4m x 2.2m) Door to rear garden.

Kitchen 8' 10" x 7' 5" (2.7m x 2.25m) UPVC double glazed window to rear aspect. Radiator. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washing machine. Space for dryer. Ceiling light point.

First Floor Landing

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m) UPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 9' 6" x 8' 6" (2.9m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 10' 10" x 8' 6" (3.3m x 2.6m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 6' 7" x 6' 3" (2.0m x 1.9m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Gardens to the front and rear with a driveway to the side.

Viewing 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

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 A rated which is at an approximate annual cost of £1,610 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is 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

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"

