



**ROSE GROVE, BURY, BL8 2UJ**



- Three Bedroom Detached
- Driveway for Numerous Cars
- Ideal Family Home
- Close to Good Schools
- Downstairs wc
- Conservatory
- Garage
- Early Viewing Advised



**Offers Over £350,000**

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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.



A stylish and immaculately appointed FREEHOLD DETACHED property forming part of a quiet cul de sac on the highly sought after Ainsworth Chase development. This property is beautifully presented throughout and would suit a growing family! Situated close to good schools, local amenities and fantastic transport links this property comprises of; Entrance hallway, Downstairs wc, Lounge, Kitchen/Diner, Conservatory, Three Bedrooms and a modern Bathroom. Externally this property boasts a driveway for numerous cars with landscaped gardens to the front and rear. 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. Stairs to first floor.

**Downstairs WC** UPVC double glazed window. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

**Lounge** 14' 11" x 11' 11" (4.54m x 3.63m) UPVC double glazed window. Radiator. Feature fire and surround. Under stairs storage. Two ceiling light points.

**Kitchen/Diner** 15' 10" x 8' 2" (4.82m x 2.49m) A stunning kitchen/breakfast room comprehensively fitted with a stylish range of white 'High Gloss' wall and floor units with handle free doors complemented by bespoke granite worktops, upstands, window sill and breakfast bar. Underhung sink, with worktop drainer grooves and designer tap, integrated halogen style hob, pull down cooker hood with lighting, dishwasher, microwave, fan oven and fridge freezer. Glass splashbacks, coordinating granite style floor tiling, pelmet floor lighting and fan heater, worktop and ceiling LED downlighting. Rear elevation windows, conservatory glazed entrance door.

**Conservatory** 11' 5" x 11' 0" (3.48m x 3.35m) Measured to inner window frame. Superb addition to the original house with a new lightweight tiled roof system, feature ceiling with recess and pendant light, French doors, central heating radiator, tiled flooring, contemporary style mounted electric fire.

**Bathroom** 6' 6" x 5' 5" (1.98m x 1.65m) UPVC double glazed window. Newly fitted three piece bathroom comprising of; Panelled bath with overhead thermostatic shower. Low flush wc and wash hand basin. Wall and floor tiling. Spotlighting.

**Bedroom 1** 13' 3" x 8' 9" (4.04m x 2.66m) Stylish range of fitted wardrobes UPVC double glazed window. Radiator. Ceiling Light point.

**Bedroom 2** 10' 3" x 8' 10" (3.12m x 2.69m) Fitted Wardrobes. UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 8' 8" x 6' 7" (2.64m x 2.01m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Externally** Tegula block paved driveway for numerous cars and laid to lawn garden to the front. To the rear a landscaped garden. To the rear; a paved patio with a stepped garden artificial grass patio area and paved patio area. A set of timber gates to the rear providing security and privacy, and access to the detached brick garage which measures internally 16'8 x 8'6 having power, lighting and up/over door. The rear garden is split level and features pebbled and paved ground cover.

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**Tenure** FREEHOLD

**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 £2,415(at the time of writing). Band:

**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 the property is in a position which is regarded as having very low risk of flooding.

**Thinking of Selling?** Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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"

