



NUTTALL AVENUE, WHITEFIELD. M45 6QA



- Semi Detached
- Three bedrooms
- Landscaped Gardens
- Conservatory
- Driveway
- Close to Local Amentities
- Ideal Family Home
- Early Viewing Advised



£275,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this immaculately presented three-bedroom semi-detached home, offering stylish and well-maintained accommodation ideally suited to first-time buyers, young families and commuters alike. The property occupies a convenient position close to a wide range of local amenities, including shops, supermarkets and everyday services. Whitefield Metrolink Station is also within easy reach, providing excellent transport connections into Manchester city centre and the surrounding areas, making this an ideal choice for those travelling for work or leisure. Internally, the accommodation is bright, modern and thoughtfully arranged. The property is entered via a welcoming entrance hallway, which leads into a comfortable and well-presented lounge. To the rear is a modern dining kitchen, offering an excellent space for cooking, dining and entertaining, with access into the conservatory. The conservatory provides an additional versatile reception area and enjoys pleasant views over the landscaped rear garden. To the first floor are three well-proportioned bedrooms, offering flexible accommodation for a growing family, home working or guest use. Completing the first-floor accommodation is a contemporary family bathroom fitted with a modern suite. Externally, the property is equally impressive. Externally, the property is equally impressive and has had the original dormer flat roof converted to a fully tiled sloping roof. To the front is a generous driveway providing off-road parking for numerous vehicles, complemented by an attractive landscaped garden. The rear garden has also been beautifully landscaped, creating a private and welcoming outdoor space with areas suitable for relaxing, entertaining and family enjoyment. Presented to an excellent standard throughout and positioned within a highly convenient residential location, this superb home must be viewed internally to be fully appreciated. Early viewing is highly recommended to avoid disappointment. Please call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway storage cupboard. Ceiling light point.

Lounge 16' 9" x 14' 7" (5.11m x 4.45m) UPVC double glazed window. Radiator. Ceiling light point. Stairs to first floor. Under stairs storage. Feature gas fire and surround.

Kitchen/Diner 14' 8" x 7' 7" (4.47m x 2.3m) Two UPVC double glazed window. Hardwood door leading to conservatory. Under stairs storage cupboard. Radiator. Ceiling light point. A range of wall and base units with gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Integrated fridge freezer and washing machine.

Conservatory 12' 6" x 6' 5" (3.8m x 1.95m) Hardwood double glazed windows and door. Ceiling light point.

First Floor Landing

Bathroom 6' 3" x 6' 0" (1.90m x 1.82m) UPVC double glazed window. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin. Wall tiling. Radiator. Ceiling light point.

Bedroom 1 14' 1" x 8' 2" (4.29m x 2.5m) UPVC double glazed window. Radiator. Ceiling light point

Bedroom 2 10' 1" x 8' 4" (3.07m x 2.55m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 9' 6" x 6' 0" (2.9m x 1.84m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Driveway to the side. Landscaped laid to lawn garden to the front. To the rear, a paved patio area, laid to lawn garden with free standing shed.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of a 999 years from 130th November 1970 with 944 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

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).

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"

