

- Two Bedroom Semi Detached Bungalow
- Beautiful Gardens to Front & Rear
- Well Presented Throughout
- Highly Regarded Residential Area
- Close To Local Transport Links
- Close To An Abundance Of Local Amenities



£250,000

BOLTON

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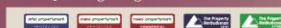
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom semi detached bed bungalow. This property has been very well cared for and comprises; entrance hallway, lounge, kitchen, bathroom, two bedrooms and a bathroom. Externally this property has a shared driveway leading to a detached garage. To the side with gardens to front and rear. Situated close to local amenities, just a short drive to Bury Town Centre and superb transport links locally. 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:

Hallway Ceiling light point. Radiator.

Lounge 14' 10" x 10' 6" (4.51m x 3.20m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Kitchen 11' 7" x 8' 8" (3.54m x 2.65m) UPVC double glazed window to side and front aspect. Composite door to side aspect. A range of wall and base units with complementing work surfaces and tiled splash back, stainless steel sink. Space for cooker and fridge freezer. Plumbed for washing machine. Radiator. Spotlighting.

Bathroom 5' 5" x 5' 5" (1.65m x 1.65m) UPVC double glazed window to side aspect. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator.

Bathroom 1 10' 5" x 8' 5" (3.17m x 2.57m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Storage cupboard housing boiler.

Bedroom 2 8' 4" x 7' 10" (2.53m x 2.4m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Landscaped laid to lawn gardens to front and rear. To the side a shared driveway leading to a detached garage with up and over door.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 25th March 1960, meaning that there are 934 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. 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).

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.

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation Area

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"