



Independent Estate Agents  
**Cardwells**<sup>TM</sup>  
Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**LOWERCROFT ROAD, BURY, BL8 2EY**



- Detached
- Integral Garage
- Driveway
- Four Bedrooms
- Downstairs WC
- Potential to Extend Subject to Planning
- Stunning Views to Rear



**Offers Over £380,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells estate agents are delighted to bring this sizeable four bedroom detached home. Situated in a sought after residential area, located close to superb schools, great transport links and a host of local amenities this property would suit a growing family! Comprising of; entrance hallway, downstairs WC, lounge, dining room, kitchen, utility room, four bedrooms and a family bathroom. Externally this property boasts a double driveway leading to an integral garage with up and over door. To the rear a landscaped gardens with laid to lawn grass, patio area and planted borders. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Radiator. Ceiling light point.

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

**Lounge** 11' 2" x 18' 4" (3.40m x 5.58m) UPVC double glazed window to front aspect. Ceiling light point. Three wall light points. Radiator. Feature gas fire and surround.

**Dining Room** 11' 2" x 11' 5" (3.40m x 3.48m) UPVC double glazed window to rear aspect. Radiators. Ceiling light point. Stairs to first floor. UPVC double glazed window to side aspect.

**Kitchen** 18' 5" x 8' 3" (5.61m x 2.51m) UPVC double glazed window to side and rear aspect. Two ceiling light points. Radiator. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer. Door to side leading to utility room.

**Utility room** 8' 6" x 5' 1" (2.59m x 1.55m) UPVC door leading to rear garden. Hardwood window to rear aspect. Door leading to garage. Ceiling light point. Radiator. Base units with stainless steel sink and drainer. Plumbed for washing machine.

**Bathroom** 8' 4" x 4' 11" (2.54m x 1.50m) UPVC double glazed window to side aspect. Panelled bath. Low flush wc. Wash hand basin. Spotlights. Radiator.

**Bedroom 1** 14' 9" x 11' 2" (4.49m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard.

**Bedroom 2** 10' 8" x 8' 3" (3.25m x 2.51m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 11' 2" x 8' 2" (3.40m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 4** 8' 3" x 7' 2" (2.51m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Garage** 15' 9" x 8' 6" (4.80m x 2.59m) Up and over door to front. Power and lighting.

**Externally** Paved driveway leading to garage. Laid to lawn garden to front. To the side a paved patio area leading to laid to lawn rear garden with planted borders.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, 999 years from 14 May 1962, meaning that there are 935 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Conservation Area** Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

**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"

