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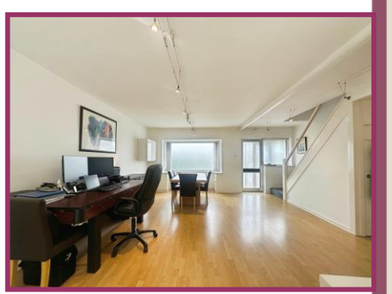
NEWINGTON DRIVE, BURY, BL8 2EG



- Three Bedrooms
- Semi Detached
- Sought After Area
- Driveway
- Integral Garage
- Early Viewing Advised!
- Rear Enclosed Garden
- Close to Local Amenities







Offers Over £280,000

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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.

Cardwells Estate Agents are delighted to bring to market this spacious three bedroom semi-detached family home, ideally positioned within the highly sought-after residential area of Seddons Farm. Offering generous and versatile living accommodation throughout, together with excellent off-road parking, an integral garage and an enclosed rear garden, this property represents a fantastic opportunity for first-time buyers, couples and growing families alike. Conveniently located for a wide range of local amenities, highly regarded schools and excellent transport links, the property is well placed for everyday family life whilst remaining within easy reach of Bury town centre and the surrounding areas. Internally, the accommodation begins with an entrance porch which leads into a superb open-plan lounge and dining room. This spacious reception area provides plenty of room for both relaxing and entertaining, with the open-plan layout creating a sociable and versatile heart to the home. This is accompanied by the fitted kitchen, which enjoys access towards the rear of the property. A family bathroom completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, offering flexible accommodation suitable for a family, home office or guest room depending on the purchaser's requirements. Externally, the property continues to impress. To the front is a substantial driveway providing off-road parking for numerous vehicles and leading to the integral garage, offering valuable additional parking or storage space. To the rear is an enclosed garden, providing an ideal outdoor space for families, children, entertaining or simply relaxing during the warmer months. Seddons Farm remains an extremely popular location due to its excellent combination of residential surroundings and convenience, with local shops and amenities close at hand, superb schooling options nearby and excellent transport connections for those travelling throughout Bury and the wider Greater Manchester area. With generous accommodation, excellent parking and a highly desirable location, this attractive three bedroom semi-detached home really must be viewed to be fully appreciated. Early and internal viewing is highly recommended. To arrange your viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Door leading to lounge.

Open Plan Lounge and Dining Room 27' 11" x 18' 0" (8.5m x 5.48m) UPVC double glazed window. Aluminium sliding patio doors laminate flooring. Three electric storage heaters. Two ceiling light points. Under stairs storage.

Kitchen 13' 1" x 8' 7" (4.0m x 2.62m) UPVC double glazed window. Electric storage heater. Spotlighting. A range of wall and base units with sink and drainer. Plumbed for washing machine. Space for fridge freezer and cooker.

Bathroom 8' 2" x 5' 6" (2.50m x 1.68m) Two UPVC double glazed windows. Electric storage heater. Spotlighting. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin.

Bedroom 1 12' 0" x 10' 7" (3.65m x 3.23m) UPVC double glazed window. Electric storage heater. Fitted wardrobes. Ceiling light point.

Bedroom 2 14' 9" x 11' 0" (4.49m x 3.36m) UPVC double glazed window and skylight. Electric storage heater. Ceiling light point. Eaves storage.

Bedroom 3 8' 2" x 8' 8" (2.49m x 2.63m) UPVC double glazed window. Electric heater. Ceiling light point.

Integral Garage Timber framed double glazed window. Power and electrics. Up and over door.

Externally Paved driveway to the front with an enclosed rear laid to lawn garden and decking area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD - 932 years remaining. We encourage all interested parties to seek clarification of this from their solicitor. The ground rent is £7 per annum.

Viewings 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 C rated which is at an approximate annual cost of £2,271 (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.

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.

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 or visiting: 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).





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