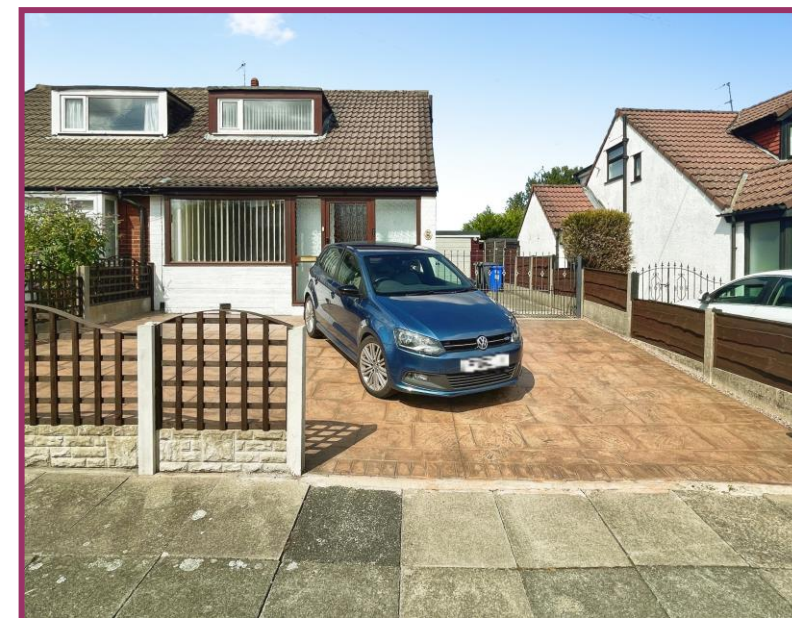


NEWINGTON DRIVE, BURY, BL8 2DZ



- Semi Detached Dorner Bungalow
- Two Fitted Bedrooms
- Rear Lounge
- Fitted Kitchen
- Three Piece Bathroom
- Driveway Parking
- Garage & Gardens
- Popular Location



£260,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

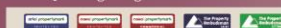
BURY

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This two bedroom semi detached dorma bungalow is located on the ever popular Seddon's farm estate with it's wide ranging amenities, excellent transport links and whatever. The property has been well maintained by the current owner and currently comprises entrance porch leading into the entrance hall, lounge to the rear, ground floor bedroom currently used as a dining room, fitted kitchen with integrated appliances, first floor comprising main bedroom and three-piece bathroom. Externally the property has imprinted concrete driveway providing ample parking for 3 to 4 vehicles and leading to the detached garage at the rear. The rear garden is well maintenance Having paved patio area leading to an lawn with shrub borders. Early viewing is advised which can be via our virtual viewing video in the first instance. A physical viewing can be arranged by calling our Cardwells Estate Agents Bury office on (0161) 761 1215, emailing bury@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 6' 11" x 1' 8" (2.1m x 0.5m) Sliding patio doors leading into the porch. Glazed door leading into the hall. Stairs lead off to the first floor landing. Radiator. Double glazed window to the side elevation. Under stairs storage.

Lounge 15' 5" x 11' 2" (4.7m x 3.4m) Sliding patio door to the rear. Wall mounted gas fire. Radiator.

Kitchen 11' 6" x 5' 11" (3.5m x 1.8m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Electric hob. Electric oven. Plumbed for washing machine. Integrated fridge and freezer. Part tiled elevations. Radiator.

Bedroom 2 11' 10" x 11' 2" (3.6m x 3.4m) Currently used as a dining room. Double glazed window to the front elevation. Fitted wardrobes. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

Bedroom 1 15' 1" x 11' 2" (4.6m x 3.4m) Double glazed window to the front elevation. Radiator. Built in wardrobes. Access to large eaves storage (restricted headroom).

Bathroom 9' 6" x 5' 3" (2.9m x 1.6m) Double glazed window to the side elevation. Three piece suite comprising bath with mixer shower over, pedestal wash hand basin and close coupled wc. Tiled floor. Tiled elevations. Radiator.

Externally Front. Imprinted concrete driveway with parking for two / three vehicles with gated access to the side leading to the detached garage. Rear. Paved patio with lawn and shrub border. Detached garage with up and over door, power and lighting.

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 29th July 1960, meaning that there are 932 years remaining. 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 £2,271 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 the 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 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"

