











Independent Estate Agents Est. 1982 Cardwells

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NEW HALL ROAD, BURY, BL9 7TQ



- Detached Bungalow
- Three Bedrooms
- Close to Fairfield Hospital
- No Onward Chain
- Detached Garage
- Driveway
- Internal Viewing Advised
- In Need of Updating







£275,000

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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 much-loved three bedroom detached bungalow, offering spacious and versatile accommodation, generous outdoor space and excellent potential for prospective purchasers looking to create a home to their own taste and requirements. Situated in a convenient and well-established residential location, close to Fairfield General Hospital, the property enjoys easy access to a range of local amenities and superb transport links into both Bury and Rochdale, making it an ideal choice for a variety of buyers. Offered for sale with the added advantage of no onward chain, this charming bungalow has clearly been a well-cared-for home and presents an excellent opportunity for those seeking the convenience of single-level living. The accommodation offers a practical and flexible layout, briefly comprising an entrance porch which leads into a welcoming hallway, a comfortable lounge providing an ideal space in which to relax and unwind, a separate dining room perfect for family meals and entertaining guests, and a kitchen. There are three bedrooms, offering flexibility for family members, visiting guests or those requiring a home office, together with a bathroom completing the internal accommodation. Externally, the property continues to impress with gardens to both the front and rear, providing attractive outdoor spaces for gardening enthusiasts, relaxation and enjoying the warmer months. To the front, a gated driveway provides valuable off-road parking and continues along the property towards a detached garage positioned to the rear, offering additional parking or useful storage facilities. The rear garden provides further outdoor space with plenty of scope for a purchaser to make it their own. The location is another significant advantage, with Fairfield General Hospital situated nearby alongside a selection of everyday amenities, shops and local services. Excellent road and public transport connections provide convenient access to Bury and Rochdale town centres, where a wider range of shopping, leisure and recreational facilities can be enjoyed. Combining a desirable detached bungalow design, three bedroom accommodation, gardens, off-road parking and a detached garage, this property represents a wonderful opportunity for buyers seeking a home with both comfort and potential. The absence of an onward chain further enhances its appeal. Early internal viewing is highly recommended to fully appreciate the accommodation, setting and possibilities this property has to offer. To arrange your accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch door leading to hallway.

Hallway Radiator. Two ceiling light points

Lounge 12' 4" x 11' 11" (3.76m x 3.64m) Radiator. Feature fire place. Ceiling light point. Open plan to dining room.

Dining Room 19' 4" x 17' 4" (5.89m x 5.28m) UPVC double glazed patio doors to garden. Six Hardwood double glazed windows. Radiator.

Kitchen 11' 9" x 8' 3" (3.59m x 2.51m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Wall mounted boiler. Space for fridge freezer.

Bedroom 1 14' 8" x 13' 11" (4.46m x 4.25m) UPVC double glazed box bay window. Feature fire place and surround. Radiator. Two wall light points. Ceiling light point.

Bedroom 2 11' 2" x 9' 11" (3.41m x 3.03m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 10' 9" x 9' 3" (3.28m x 2.81m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 7' 7" x 5' 5" (2.31m x 1.65m) Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window. Radiator. Ceiling light point.

Externally garden fronted with a gated driveway. To the rear a paved rear garden with laid to lawn garden area.
Detached Garage Power & lighting

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold ,999 years from 1st November 1923. With 896 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 D rated which is at an approximate annual cost of ££2,5552 (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.

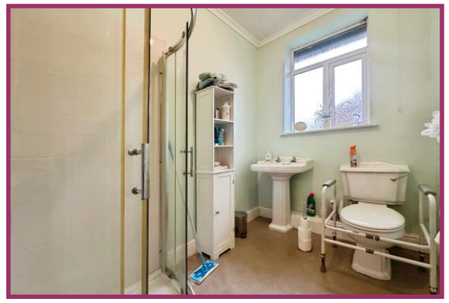
Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 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 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"







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