

Independent Estate Agents **Cardwells** Est. 1982

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**MORETON DRIVE, WALSHAW, GREATER
MANCHESTER, BL8 1QT**



- Three Bedroom
- Semi Detached
- Landscaped Gardens
- Driveway
- Garage
- Close to Local Schools
- Beautifully Presented
- Early Viewing Advised



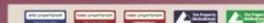
£280,000

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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 immaculately presented three bedroom semi detached home. Situated in the sought after Walshaw Park Estate this property would suit a family! Situated close to popular schools including both Elton Primary and high school this property comprises; Entrance Hallway, Lounge, Dining Area, Kitchen, Three Bedrooms and a family Bathroom. Externally this property boasts gardens to front and rear with a driveway leading to a detached garage. Internal and early viewing is highly advised. 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:

Entrance Hallway Radiator. Ceiling light point. Understairs storage. Stairs to first floor.

Lounge/Dining Area 24' 5" x 11' 1" (7.45m x 3.38m) UPVC double glazed window to front and rear aspect. Two Radiators. Two ceiling light points. Feature fireplace.

Kitchen 9' 7" x 9' 6" (2.93m x 2.90m) UPVC double glazed window to rear aspect. UPVC double glazed door to side aspect. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Ceramic hob. Space for cooker. Plumbed for washing machine.

Bathroom 7' 3" x 6' 2" (2.21m x 1.89m) UPVC double glazed window to rear aspect. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point.

Bedroom 1 11' 10" x 11' 2" (3.61m x 3.40m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 2" x 9' 6" (3.40m x 2.90m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 7' 2" x 6' 11" (2.19m x 2.10m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Laid to lawn garden to the front with a paved driveway to the side leading to a detached garage. To the rear a hard landscaped rear garden and patio area.

Garage 16' 9" x 8' 5" (5.10m x 2.57m) Up and over door.

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 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 £2146 (at the time of writing).

Tenure Cardwells marketing research shows 999 years from 25 March 1960 with 933years remaining. Our Vendor pays £15.76p per annum.

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 property is in a position which is regarded as having 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 or for Cardwells Estate Agents Bolton Just call us (01204) 381281, email: bolton@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"

