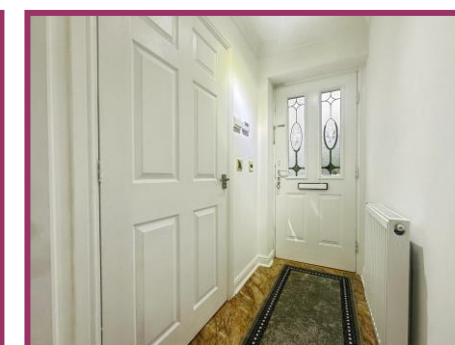
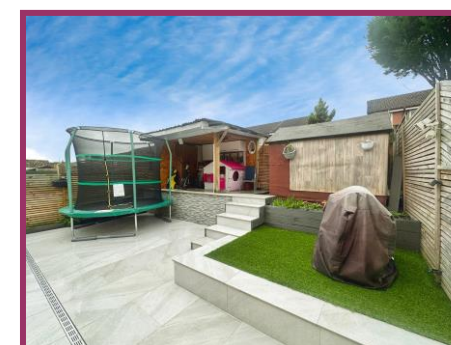


WILLOW STREET, BURY, BL9



- Three Bedroom Semi Detached
- Newly Fitted Kitchen
- Generous Driveway
- Landscaped Rear Garden
- Downstairs WC
- Close To Good Schools
- Ideal Family Home
- Early Viewing Advised



Offers Over £275,000

BOLTON

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

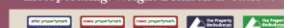
BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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

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 beautifully presented three bedroom semi detached home. Renovated to the highest of standards this lovely family home comprises; entrance hallway, downstairs wc, lounge, kitchen/diner, three bedrooms and a bathroom. Boasting a newly fitted kitchen and a stunning landscaped rear garden this property must be viewed to be appreciated! Externally this property is garden fronted with a driveway for numerous cars to the side. To the rear a stunning stepped and porcelain paved landscaped rear garden. Situated close to good schools, transport links and local amenities this property would suit a growing family. 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.

Downstairs wc Low flush wc. Wash hand basin. Radiator, Ceiling light point. UPVC double glazed window to front aspect.

Lounge 15' 0" x 13' 2" (4.57m x 4.01m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Kitchen/Diner 14' 11" x 9' 2" (4.54m x 2.79m) UPVC double glazed window and patio door to rear aspect. Radiator. Two ceiling light points. A range of wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer, dishwasher and washing machine.

Bathroom 6' 3" x 6' 3" (1.90m x 1.90m) UPVC double glazed window to front aspect. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 12' 2" x 8' 6" (3.71m x 2.59m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 6" x 7' 8" (3.20m x 2.34m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 11" x 6' 5" (2.41m x 1.95m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Externally- laid to lawn garden to the front with a driveway to the side for numerous cars. To the rear, a stepped landscaped rear garden with stunning porcelain tiling, artificial grass and freestanding shed.

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

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 1 January 2001 meaning that there are 974 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 B rated which is at an approximate annual cost of £1,878(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.

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"

