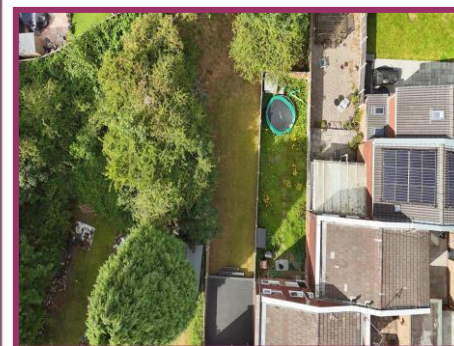


TINTERN AVENUE, WHITEFIELD, M45 8WY



- Three Well Sized Bedrooms
- No Onward Chain Delay
- Driveway & Garage
- Freehold Tenure
- Immaculately Presented Throughout
- Ideal Family Home
- Set Within A Sought After Area



Offers Over £260,000

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 in Bury are delighted to bring to market this immaculately presented three bedroom townhouse, offering spacious and well-appointed accommodation that is ideally suited to first time buyers, young families or those looking to move into a home that is ready to enjoy. Offered for sale with the added benefit of NO ONWARD CHAIN DELAY and being of FREEHOLD tenure, this attractive property has been beautifully maintained throughout and provides a versatile layout with generous living space across the home. The accommodation briefly comprises an entrance hallway leading through to a comfortable and welcoming lounge, providing an ideal space to relax and unwind. To the rear is a spacious dining kitchen, offering plenty of room for both everyday family life and entertaining, with access towards the rear garden. To the upper floor there are three well-proportioned bedrooms, providing excellent flexibility for a growing family, home office or guest accommodation, together with a modern fitted family bathroom. Externally, the property continues to impress. To the front is a driveway providing valuable off-road parking, which leads to a detached garage offering further parking or useful storage space. To the rear is a great sized garden, providing an excellent outdoor space for children, entertaining or simply enjoying the warmer months. Conveniently positioned within easy reach of a range of local amenities, shops and everyday facilities, the property is also well placed for excellent transport connections. The nearby tram station provides convenient links for those travelling towards Bury and Manchester, making this an particularly attractive option for commuters. Combining an immaculate interior, three bedrooms, generous outside space, driveway, detached garage, FREEHOLD tenure and NO ONWARD CHAIN DELAY, this superb townhouse represents an excellent opportunity for first time buyers and families alike. Internal and early viewing is highly advised to fully appreciate the accommodation and outside space on offer. Call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Under stairs storage cupboard. Ceiling light point. Radiator. Stairs to first floor.

Lounge 14' 7" x 9' 6" (4.45m x 2.9m) UPVC double glazed window. Radiator. Spotlighting. Feature wall panelling and media wall.

Breakfast Kitchen 17' 4" x 9' 5" (5.29m x 2.87m) UPVC double glazed patio doors and window. Radiator. Spotlighting. Ceiling light point. A range of wall and base units with inset sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Breakfast bar.

1st Floor Landing Over stairs storage cupboard. Loft access. Ceiling light point.

Bathroom Two UPVC double glazed windows. Radiator. Spotlighting. Shower enclosure with overhead thermostatic shower. Low flush wc and vanity wash hand basin. Wall tiling and panelling.

Bedroom 1 14' 9" x 9' 2" (4.50m x 2.80m) UPVC double glazed window. Radiator. Spotlighting. Fitted wardrobes, overhead storage and drawers.

Bedroom 2 9' 3" x 6' 8" (2.83m x 2.02m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, overhead storage and shelving.

Bedroom 3 9' 8" x 6' 9" (2.95m x 2.07m) UPVC double glazed window. Radiator. Ceiling light point.

Externally To the front, a laid to lawn front garden with driveway leading to a detached garage with up and over door. To the rear a good sized rear laid to lawn garden and composite decking patio area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

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 B rated which is at an approximate annual cost of £1,987 (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 Estate Agents Bury 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 01617611215, 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"

