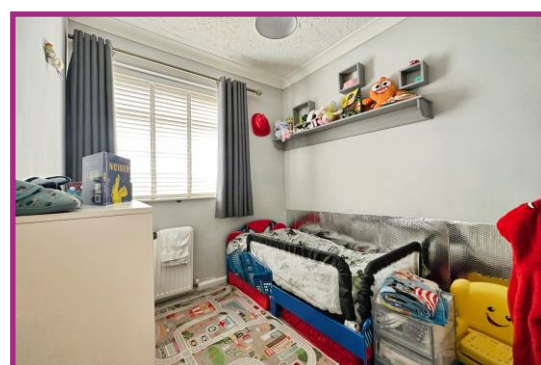




Independent Estate Agents Cardwells

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WOODBANK DRIVE, BURY, BL8



- Three Bedroom
- Converted Garage
- Three Reception Rooms
- Utility Room
- Downstairs WC
- Freehold Tenure
- Large Corner Plot
- Driveway



Offers Over £370,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to market this well presented and deceptively spacious three-bedroom semi-detached family home, occupying an impressive corner plot with superb potential for future development. Offered on a freehold basis, this fantastic home presents an exciting opportunity for growing families or those looking to create their forever home, with previous planning permission having been granted for a substantial double-storey extension and loft conversion (buyers are advised to make their own enquiries regarding any future planning requirements). The property has been well maintained by the current owners and benefits from a number of significant improvements, including a newly fitted roof within the last five years and a modern combination boiler installed approximately two years ago, providing peace of mind for the next owner. The accommodation is both versatile and spacious, comprising an entrance porch, welcoming hallway, a converted garage currently utilised as an additional bedroom or flexible reception room, a comfortable lounge, separate dining room, conservatory overlooking the garden, three well-proportioned first-floor bedrooms and a family bathroom. Externally, one of the property's standout features is its substantial corner plot. To the front is a generous driveway providing ample off-road parking, while the expansive side and rear gardens offer excellent outdoor space for children, entertaining or future extensions (subject to the necessary permissions). The property also benefits from a detached garage positioned to the side, providing secure parking, additional storage or excellent workshop space. The size of the plot is rarely available and offers endless possibilities for prospective buyers. The location is equally appealing, situated within a popular and well-established residential area close to a range of everyday amenities including supermarkets, local shops, cafés and leisure facilities. Families will appreciate the proximity to highly regarded schools, including Woodbank Primary School, while excellent transport links provide easy access to Bury town centre, the motorway network and surrounding areas. For those who enjoy the outdoors, the property is within easy reach of scenic countryside walks, local parks and recreational spaces, making it ideal for families, dog walkers and anyone seeking a balance between convenience and green open spaces. Homes offering this combination of generous plot size, future potential, excellent location and modern improvements are rarely available. The detached garage, extensive gardens and previously approved planning make this an outstanding opportunity to acquire a home that can grow with your family's needs for years to come. Early internal viewing is strongly recommended to fully appreciate everything this wonderful property has to offer. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your accompanied viewing

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance porch UPVC double glazed sliding doors leading to front door.

Hallway- Stairs to first floor. Radiator. Ceiling light point.

Converted Garage/Bedroom 14' 6" x 6' 11" (4.42m x 2.11m) UPVC double glazed window. Radiator. Ceiling light point.

Lounge 11' 10" x 11' 3" (3.61m x 3.44m) UPVC double glazed window. Radiator. Ceiling light point. Wall light points. Feature gas fire and surround. Archway to dining room

Dining Room 10' 10" x 8' 7" (3.31m x 2.62m) UPVC double glazed sliding patio doors to conservatory. Radiator. Ceiling light point.

Conservatory 13' 4" x 10' 1" (4.07m x 3.07m) UPVC double glazed with patio doors to side. Radiator. Ceiling light fan. Recently tiled roof.

Kitchen 10' 11" x 8' 10" (3.34m x 2.7m) UPVC double glazed window and door. Ceiling light point. Radiator. A range of wall and base units with complementing work surfaces and stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood.

Utility room 8' 5" x 4' 4" (2.56m x 1.33m) Under stairs storage cupboard utilised as a pantry. Base units and space washing machine and dryer. Wall mounted combination boiler. UPVC double glazed window and door. Radiator. Ceiling light point.

Downstairs wc Pedestal Wash hand basin. Low flush wc. Ceiling light point. Towel radiator. Partial wall tiling

Bathroom 8' 2" x 5' 5" (2.49m x 1.66m) Two UPVC double glazed windows. Radiator. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiled. Ceiling light point

Bedroom 1 12' 0" x 9' 6" (3.65m x 2.9m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 10" x 9' 5" (3.3m x 2.87m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 0" x 6' 4" (2.13m x 1.92m) UPVC double glazed window. Radiator. Ceiling light point. Overstairs storage cupboard

Externally Block paved driveway to the front with laid to lawn garden and planted borders. To the side and rear a large corner plot comprising of laid to lawn garden, paved patio areas, two freestanding sheds and a detached garage with access to the side and rear.

Tenure Cardwells Estate Agents Bury research shows the property is FREEHOLD.

Council Tax Cardwells Estate Agents Bury pre market researcher indicates that the council tax is band C with Bury Council at an approximate cost of around £2,271.00 per annum.

Flood Risk Information Cardwells Estate Agents Bury research shows the property is in a very low flood risk area.

Conservation Area Cardwells Estate Agents Bury research shows the property is not in a conservation area.

Thinking of Selling? If you are thinking of selling or letting 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 7611215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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

