



Independent Estate Agents
Cardwells Est. 1982

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POLE LANE, BURY, BL9 8PX



- Four Bedroomed Detached
- Master En-suite
- Downstairs WC
- Modern Breakfast Kitchen
- Spacious Lounge
- Integral Garage
- Driveway & Gardens
- Ideal Family Home



Offers Over £500,000

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

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Cardwells estate agents are delighted to bring to market this lovely four bedroom detached family home in the heart of Unsworth. Situated close to local schools, amenities and transport links this superb property would suit a growing family and has huge scope to improve further. Occupying a generous plot this property comprises; entrance hallway, downstairs wc, spacious lounge, dining room, breakfast kitchen, four bedrooms, ensuite and family bathroom. Externally this property boasts a driveway for numerous cars leading to an integral double garage. To the rear is a great sized rear garden and paved patio area. 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 Understairs storage. Spotlighting. Radiator. Stairs to first floor. Integral garage access.

Lounge 17' 11" x 12' 5" (5.46m x 3.78m) Two UPVC double glazed windows to rear aspect. Radiator. Ceiling spotlighting. Feature exposed brick surround with living flame coal fire. Double doors leading to dining room.

Dining Room 13' 3" x 9' 10" (4.04m x 2.99m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light point. Open plan with breakfast bar splitting the dining room and kitchen.

Kitchen 13' 3" x 8' 11" (4.04m x 2.72m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Spotlighting. A range of modern wall and base units with complementing work surfaces and tiled splashback. Sink and drainer. Gas hob, electric oven and extractor hood. Built in microwave. Integrated dishwasher.

First Floor Landing

Bedroom 1 15' 0" x 14' 5" (4.57m x 4.39m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes. Door to en suite.

En-suite Shower cubicle with overhead thermostatic shower low flush wc. Pedestal wash hand basin. Wall and floor tiling. Radiator. Spotlighting. UPVC double glazed window to side aspect.

Bedroom 2 10' 0" x 0' 0" (3.05m x 0.00m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 12' 8" x 10' 0" (3.86m x 3.05m) UPVC double glazed window to rear and side aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 9' 9" x 8' 2" (2.97m x 2.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Family Bathroom Panelled bath with overhead thermostatic shower over. Low flush wc. Pedestal wash hand basin. Wall and floor tiling. Radiator. Spotlighting.

Integral Double Garage 17' 10" x 16' 3" (5.43m x 4.95m) Electric roller door. Power and electric. Wall mounted combination boiler.

Externally block paved driveway and laid to lawn garden to the front. To the rear a laid to lawn garden with block paved patio and path. Freestanding shed.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property FREEHOLD. 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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

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.

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"

