

















Independent Estate Agents Est. 1982 Cardwells

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DERWENT CLOSE, WHITEFIELD M45



- End Of Terrace
- Three Bedrooms
- Rear Garden
- No Onward Chain Delay
- In Need of Updating
- UPVC Double Glazing
- Downstairs WC
- Early Viewing Advised







£190,000

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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 spacious three-bedroom end-of-terrace property, situated in a convenient and popular residential location in Whitefield. Offered for sale with the significant advantage of no onward chain, this generously proportioned family home presents an excellent opportunity for buyers looking to put their own stamp on a property. Whilst requiring a programme of modernisation and updating throughout, the accommodation offers fantastic potential to create a wonderful family home, with well-proportioned rooms, versatile living space and gardens to both the front and rear. Ideally positioned within easy reach of an excellent range of local amenities, the property benefits from its close proximity to Whitefield's shops, supermarkets, restaurants, cafés and everyday conveniences. The area is particularly well served by public transport, with the Metrolink tram network nearby, providing convenient connections to Manchester city centre, Bury and surrounding areas. Excellent road links further enhance the property's appeal, making it an attractive proposition for commuters, families and investors alike. The accommodation briefly comprises an entrance porch leading into a welcoming hallway, which provides access to the principal ground-floor rooms. A generously sized lounge/dining room offers ample space for both comfortable seating and a formal dining area, creating a versatile setting for everyday family living and entertaining. Further accommodation includes a conservatory overlooking the garden, offering additional living space and the opportunity to enjoy views of the outside throughout the seasons. Completing the ground floor is a kitchen and the added convenience of a separate downstairs WC. To the first floor, the property offers three bedrooms, providing flexible accommodation for growing families, guests or those requiring a dedicated home office. A family bathroom completes the internal accommodation. Although the property would benefit from updating, its generous proportions and practical layout provide an excellent foundation for prospective purchasers to modernise and personalise the home to their own tastes and requirements. Externally, the property enjoys a garden frontage, with a pathway leading to the entrance. To the rear is a mature garden, offering established planting and considerable potential for landscaping and improvement. The outside space provides an opportunity to create an attractive garden retreat, ideal for relaxing, gardening or entertaining during the warmer months. Combining generous accommodation, a desirable and well-connected location, excellent potential for improvement and the added benefit of no onward chain, this property represents an exciting opportunity for a wide range of purchasers. Whether you are a first-time buyer seeking a home to make your own, a growing family looking for additional space or an investor searching for your next project, this property is certainly worthy of consideration. Early internal viewing is highly recommended to fully appreciate the accommodation, location and potential on offer. Contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your accompanied viewing, available seven days a week!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Ceiling light point. Door to hallway.

Hallway Ceiling light point. Electric wall mounted heater. Stairs to first floor.

Downstairs WC 8' 10" x 3' 11" (2.7m x 1.2m) Low flush w/c. Wall hung wash hand basin. Ceiling light point.

Open Plan Lounge/ Dining Room 18' 8" x 12' 3" (5.68m x 3.74m) UPVC double glazed window. UPVC double glazed window and door to rear aspect. Two ceiling light points. Feature fire place. Two wall mounted electric storage heaters.

Conservatory 9' 10" x 8' 2" (3.0m x 2.5m) Aluminium and glass construction. Doors leading to garden.

Kitchen 25' 3" x 7' 5" (7.7m x 2.25m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Extractor hood. Space for fridge freezer. Two ceiling light points. Wall mounted electric storage heater.

Bathroom 6' 7" x 4' 10" (2.0m x 1.48m) UPVC double glazed window. Ceiling light point. Shower enclosure with overhead electric shower. Pedestal wash hand basin. Wall tiling.

Separate WC Two UPVC double glazed window. Low flush wc. Ceiling light point.

Bedroom 1 12' 6" x 7' 3" (3.82m x 2.21m) UPVC double glazed window. Ceiling light point. Electric wall mounted storage heater.

Bedroom 2 11' 7" x 11' 5" (3.53m x 3.47m) UPVC double glazed window. Ceiling light point. Electric wall mounted storage heater.

Bedroom 3 9' 10" x 7' 8" (3m x 2.33m) UPVC double glazed window. Ceiling light point. Electric wall mounted storage heater.

Externally Garden fronted with an enclosed rear mature landscaped garden.

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

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.

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.

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"





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