



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Detached Bungalow
- Two Bedrooms
- Freehold Tenure
- Sought After Location
- Large Rear Garden
- Driveway for Numerous Cars
- Modern Fitted Kitchen
- Early Viewing Advised



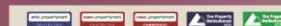
**£365,000**

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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 immaculately presented and renovated two bedroom detached bungalow. Occupying a generous plot with huge potential to extend this beautiful home must be viewed to be appreciated. Situated on the sought after are of Seddons farm this property is conveniently located close to local amenities and superb transport links. Boasting a new Vaillant combo boiler approximately 5 years ago and has a 10 year warranty as well as a full rewire and plastering throughout approximately 7 years ago this property is in Turn Key condition! Benefits from Zappi Electric car charger, fully boarded loft for storage & currently has planning permission for an extension to make it a 4 bedroom. Briefly comprising; entrance porch, hallway, lounge, Kitchen/Diner, two double bedrooms and a bathroom. Externally this property boasts a generous front garden, a driveway for numerous cars leading to a garage and a large rear garden. Internal and early viewing is highly recommended to fully appreciate all that is on offer.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC sliding door and windows to front aspect. UPVC double glazed door leading to hallway.

**Hallway** Two built in storage cupboards. Radiator. Spotlighting.

**Lounge** 15' 11" x 10' 10" (4.85m x 3.30m) Two UPVC double glazed windows to front aspect. Radiator. Spotlighting. Open plan to dining area.

**Kitchen/Diner** 15' 11" x 9' 3" (4.85m x 2.82m) Two UPVC double glazed windows to rear aspect. UPVC double glazed door to rear garden. Spotlighting. Radiator. A range of modern wall and base units with complementing work surfaces and tiled splash backs. Induction hob, electric oven and extractor fan. Inset sink and drainer. Integrated washing machine and dishwasher.

**Bedroom 1** 12' 0" x 11' 7" (3.65m x 3.53m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Decorative panelling feature wall.

**Bedroom 2** 12' 0" x 8' 6" (3.65m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** UPVC double glazed window to rear aspect. Heated towel radiator. Spotlighting. Panelled bag with overhead shower. Low flush wc. Wash hand basin. Wall tiling.

**Externally** Laid to lawn garden and landscaped driveway for numerous cars to the front, leading to a garage with up and over door. To the rear a large rear laid to lawn garden with paved patio area.

**Garage** 18' 4" x 8' 2" (5.58m x 2.49m) Up and over door. Power and lighting. Door to rear garden.

**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.

**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

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,146 (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.

**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

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