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HAFOD. MYRTLE GROVE, WHITEFIELD. M45 7RR



- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen/Diner
- Four Piece Bathroom
- Gardens to Front & Rear
- Garage & Driveway
- No Onward Chain Delay



O/O £475,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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 Est. 1982



Realistically priced to reflect the element of cosmetic work required and located in Whitefield, this four bedroom detached family home is well placed for a range of local amenities, including supermarkets, independent shops, cafes and restaurants along Bury New Road and in Whitefield centre. There are several green spaces and nearby parks in and around Whitefield and the area is known for its choice of nearby schools making it very suitable for families. Commuters are well catered for having excellent road and rail links into Bury, Radcliffe, Manchester and beyond. The accommodation is well presented and currently comprises: entrance porch, guest W.C., front lounge, rear lounge, fitted dining kitchen, four fitted double bedrooms and a bathroom with four piece suite. Externally the property has paved parking to the front leading past a neat lawn and onto the integral garage. The rear has a paved patio with steps leading up to a lawn with shrub borders. Early viewing is advised and can be arranged by calling our Cardwells Estate Agents Bury office on 0161 761 1215, emailing bury@cardwells.co.uk or online @cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Double glazed door to the front elevation leading into the porch. Tiled floor. Rock door leading into the hall

Hall 11' 2" x 4' 11" (3.4m x 1.5m) Stairs lead off the to first floor landing. Radiator laminate floor.

Guest WC Double glazed door to the side elevation. Two piece suite comprising hand wash basin and close coupled wc. Radiator. Laminate floor. Tiled elevations. Store.

Front Lounge 12' 2" x 11' 2" (3.7m x 3.4m) Double glazed window to the front elevation. Radiator. Laminate floor.

Rear Lounge 20' 0" x 11' 10" (6.1m x 3.6m) Bifold doors to the rear elevation. Electric fire in sandstone surround. Radiators.

Kitchen/Diner 18' 1" x 10' 6" (5.5m x 3.2m) Double glazed window to the rear and side elevations. Rockdoor to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. "Belling" electric cooker. Integrated fridge, dishwasher. Combi boiler. Tiled floor. Door to the garage.

First Floor Landing Stairs lead off the hall to the galleried landing. Double glazed window to the front elevation. Loft access. Radiator.

Bedroom 1 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2 11' 6" x 11' 2" (3.5m x 3.4m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 11' 10" x 9' 10" (3.6m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 4 12' 2" x 9' 10" (3.7m x 3.0m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bathroom 7' 10" x 5' 11" (2.4m x 1.8m) Double glazed window to the rear elevation. Four piece suite comprising: bath, corner shower cubicle, vanity sink and close coupled wc. Tiled elevations. Chrome heated towel rail.

Garage 18' 1" x 10' 6" (5.5m x 3.2m) Remote control roller shutter door. Power and lighting. Plumbed for washing machine.

Externally The front has ample driveway parking leading to the integral garage and past a garden area laid to lawn with shrub borders. The rear enjoys a good sized garden with paved patio. And steps leading up to the lawned section with shrub borders. Fence enclosed.

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 E rated which is at an approximate annual cost of £3,123 (at the time of writing).

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"

