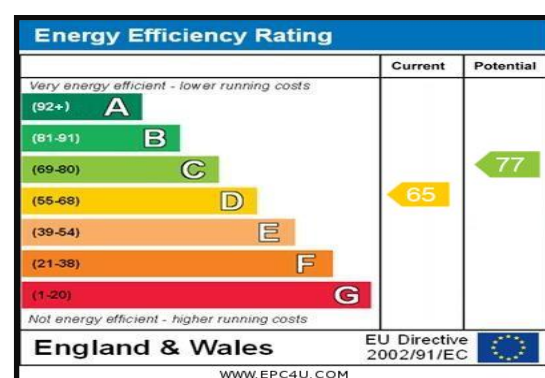
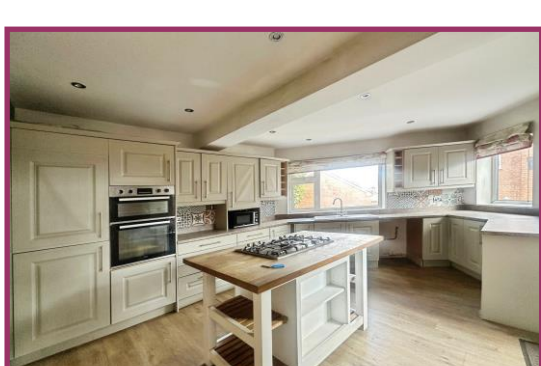




Independent Estate Agents
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HILDA AVENUE, BURY, BL8 3JE



- Four Bedroomed Semi Detached
- Conservatory & Driveway
- Close to Tottington High School
- Ideal Family Home
- Early Viewing Advised
- Two Reception Rooms
- NO CHAIN
- Council Tax Band C



OIRO £350,000

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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



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.



Independent Estate Agents
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 Est. 1982

Cardwells Estate Agents in Bury are pleased to bring to the market this spacious and extended four-bedroom semi-detached family home, offering generous and versatile accommodation ideally suited to a growing family. Situated in a popular and convenient residential location, the property is well placed for a range of local amenities, shops and transport links, as well as being within easy reach of highly regarded schools including Tottington High School. With its excellent proportions, extended ground-floor accommodation and four bedrooms, this is a fantastic opportunity for anyone looking for a family home. Internally, the accommodation begins with a welcoming entrance hallway leading through to a spacious open-plan lounge and dining room, providing an excellent area for both everyday family living and entertaining. To the rear is the extended breakfast kitchen, offering plenty of space for cooking and informal dining, while the conservatory provides an additional reception space overlooking and giving access to the rear garden. To the first floor are four bedrooms, providing plenty of flexibility for family life, with the additional bedrooms also lending themselves perfectly to use as a home office, dressing room or guest bedroom if required. Completing the internal accommodation is the family bathroom. Externally, the property is garden fronted and benefits from a generous driveway running to the side, providing off-road parking for numerous vehicles. To the rear is an enclosed, hard-landscaped garden, designed with ease of maintenance in mind and providing a practical outdoor space for seating, entertaining and family use. Offering spacious accommodation both inside and out, together with its convenient location close to schools and local amenities, this superb property is expected to generate plenty of interest. Internal and early viewing is highly advised to fully appreciate the size and accommodation on offer. Call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway UPVC double glazed door and window. Radiator. Ceiling light point. Stairs to first floor.

Lounge 11' 7" x 11' 3" (3.52m x 3.43m) UPVC double glazed bay window. Radiator. Fitted storage and shelving into bays. Wood burning stove and feature surround. Laminate flooring.

Dining Room 12' 10" x 12' 0" (3.91m x 3.66m) Feature fire surround. Radiator. Ceiling light point. Laminate flooring.

Conservatory 12' 6" x 10' 6" (3.81m x 3.19m) UPVC double glazed throughout with door leading to rear garden. Ceiling light fan. Laminate flooring.

Breakfast Kitchen 16' 11" x 12' 0" (5.16m x 3.66m) Two UPVC double glazed windows. UPVC double glazed door. Radiator. Spotlighting. A range of wall and base units with porcelain sink and drainer. Breakfast island with inset gas hob, double electric oven. Integrated fridge and freezer. Laminate flooring. Under stairs storage cupboard.

First Floor Landing

Bathroom 7' 11" x 6' 4" (2.42m x 1.92m) UPVC double glazed window. Radiator. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Spotlighting.

Bedroom 1 13' 9" x 12' 3" (4.18m x 3.74m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 6" x 10' 9" (3.51m x 3.28m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 4" x 7' 10" (2.55m x 2.38m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard housing boiler.

Bedroom 4 11' 9" x 10' 6" (3.58m x 3.21m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Externally laid to lawn garden with mature shrubbery to the front and side. Driveway for numerous cars to the side. To the rear, a paved rear garden.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 05 March 1925 meaning there is 893 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,271 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

