



Independent Estate Agents **Cardwells** Est. 1982

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LOWERCROFT ROAD, BURY, BL8 2EY



- Substantial Semi Detached
- Four Bedrooms
- Open Plan Lounge/Dining
- Fitted Kitchen with Utility
- Modern Shower Room
- Lovely Gardens to Rear
- Early Viewing Advised
- No Onward Chain Delay



OIRO £350,000

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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.



This substantial, four bedroom semi detached family home is located in the highly regarded area of Lowercroft having excellent schooling, countryside views, bars, restaurants, sailing club, golf club, shops and transport links all close to hand. The house itself currently comprises; entrance hall, lounge opening onto the dining area, modern fitted kitchen, utility room with storage, four bedrooms and a shower room with separate W.C. Externally the property enjoys off road, driveway parking and substantial, mature, landscaped gardens. Available with no onward chain delay, it is hoped that a swift sale can be achieved. 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 14' 5" x 7' 3" (4.4m x 2.2m) Double glazed window and door to the front elevation. Stairs lead off to the first floor landing. Under stairs storage. Plate rack. Tiled floor. Radiator.

Lounge 14' 5" x 11' 2" (4.4m x 3.4m) Double glazed bay window to the front elevation. Focal fireplace. Laminate floor. Radiator. Opens onto the dining room.

Dining Room 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed bay window and French doors to the rear elevation. Laminate floor. Radiator.

Kitchen 9' 10" x 7' 3" (3.0m x 2.2m) Double glazed window to the rear elevation enjoying pleasant views over the garden. Modern range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Ceramic hob. Electric "Neff" oven. Built-in microwave. Integrated fridge, freezer and dishwasher.

Utility room L-shaped utility room 2.7 m x 2.0m maximum measurements. Double glazed window to the side elevation. Plumbed for washing machine. Large storage area.

Integrated Garage 18' 4" x 8' 10" (5.6m x 2.7m) Up and over door. Double glazed window to the side elevation. Power and lighting. Central heating boiler. Belfast sink.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1 14' 5" x 11' 6" (4.4m x 3.5m) Double glazed bay window to the front elevation. Cast iron fireplace. Radiator.

Bedroom 2 11' 6" x 10' 2" (3.5m x 3.1m) Double glazed bay window to the rear elevation enjoying views over the garden. Radiator.

Bedroom 3 8' 10" x 7' 10" (2.7m x 2.4m) Double glazed window to the front elevation. Radiator.

Bedroom 4 21' 0" x 8' 6" (6.4m x 2.6m) Double glazed window to the front, rear and side elevations. Laminate floor. Radiator.

Shower Room 7' 7" x 5' 11" (2.3m x 1.8m) Double glazed window to the rear elevation. Vanity sink and walk in shower cubicle. Heated towel rail.

Separate WC Dual Flush WC

Externally The front of the property enjoys generous driveway parking edged for privacy by mature hedging and leading to the integral garage. There is a path around the side leading to the magnificent landscaped rear garden which terraced and enjoys areas for seating, alfresco dining, relaxing and is planted with mature flower and shrub borders. Two thirds of the garden is included with the property whilst the final third is rented.

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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 25th July 1937, meaning that there are 910 years remaining. 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 D rated which is at an approximate annual cost of £2,555 (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"

