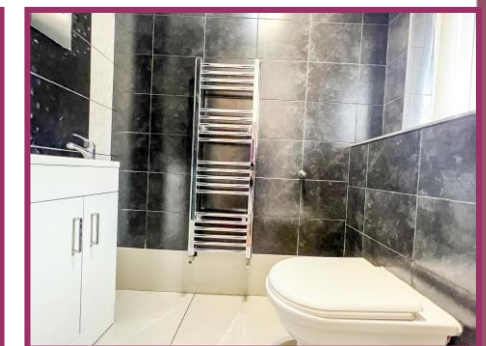


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- Stylish extended semi det home
- 3 bedrooms
- Quality kitchen / diner
- Gated driveway parking
- Ground floor extension
- NO ONWARD CHAIN



**Offers in the Region Of £250,000**

**BOLTON**

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**BURY**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offers for sale with NO ONWARD CHAIN. A three bedroom semi-detached family home with a ground floor extension to the rear. Situated in a quiet cul-de-sac location with very little passing traffic, this is a superb position for families, and commuting via the motorway network is straightforward as it is only a few minutes drive away. The accommodation is well presented throughout and briefly comprises: reception hallway, guest WC/powder room, living room with feature lighting, stylish kitchen/diner, the dining room opens into the extension room which is virtually the full width of the property and opens out onto the rear garden. To the first floor is the landing and there is stylish flooring throughout to the upper level, three bedrooms and a quality bathroom suite. The property benefits from UPVC double glazing, gas combination central heating and importantly is available with NO ONWARD CHAIN. There is a great deal to admire and a viewing is highly recommended. An accompanied viewing can be arranged by calling Cardwells Letting Agents Bury on 01617611215, emailing: bury@cardwells.co.uk, or visiting: www.cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 10' 5" x 3' 4" (3.170m x 1.016m) Quality flooring, radiator, stairs off to the first floor.

**Guest wc** 5' 9" x 3' 1" (1.760m x 0.948m) Modern white two piece suite comprising: wash hand basin and WC, heated towel rail, UPVC window with fitted blinds, stylish tiling.

**Lounge** 15' 11" x 12' 4" (4.862m x 3.759m) A sizable living room with feature lighting, UPVC window to the front with fitted blinds, radiator, and opening into the dining area, under stairs storage space.

**Kitchen/Diner** 15' 8" x 8' 1" (4.767m x 2.474m) A stylish professionally fitted kitchen with beautiful floor tiling, an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, washing machine, fan assisted oven/grill, microwave and freestanding fridge freezer, four ring gas hob with extractor over, feature lighting to the dining area, wall mounted gas combination central heating boiler, radiator, double UPVC doors off to the sitting room.

**Sitting Room** 13' 10" x 11' 5" (4.21m x 3.48m) Radiator, side entrance door.

**First Floor Landing** Built in cupboard.

**Master bedroom** 14' 9" x 8' 1" (4.49m x 2.46m) Front window, radiator, wardrobes, chest of drawers, bedside cabinets.

**Bedroom 2** 9' 5" x 8' 1" (2.87m x 2.46m) Rear window, wardrobes and drawer set.

**Bedroom 3** 6' 11" x 6' 5" (2.11m x 1.95m) Front window, radiator, wardrobes, drawer set.

**Bathroom** 6' 3" x 5' 9" (1.90m x 1.75m) Well appointed contemporary style bathroom with a suite comprising; shaped bath with screen and shower over, wash basin and wc, complementary tiling, chrome radiator, rear window, inset ceiling lighting.

**Externally** The rear garden is fully enclosed and paved for easy maintenance and all year around enjoyment. There is a sheltered seating area, garden shed.

**Parking** There is private off-road gated driveway parking which extends down the side of the property.

**Viewings** In the first instance a walk-through viewing video is available to watch, and then an accompanied viewing can be arranged by calling Cardwells Letting Agents Bury on 01617611215, emailing: bury@cardwells.co.uk, or visiting: www.cardwells.co.uk

**Tenure** Cardwells Estate Agents Bury research shows the property is Leasehold.

**Council Tax** Cardwells Estate Agents Bury pre market researcher indicates that the council tax is band C with Bury Council at an approximate cost of around £2,271.00 per annum.

**Flood Risk Information** Cardwells Estate Agents Bury research shows the property is in a very low flood risk area.

**Conservation Area** Cardwells Estate Agents Bury research shows the property is not in a conservation area.

