



Independent Estate Agents **Cardwells** Est. 1982

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SERGEANTS LANE, WHITEFIELD M45



- Detached Four Bed with Fully Fitted Wardrobes
- Downstairs W/C
- Driveway & Attached Garage
- Generous Plot
- Highly Sought After Location
- Perfect Family Home
- Early Viewings Advised!



O/O £500,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

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.



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Cardwells Estate Agents are delighted to present to the market this beautifully maintained and generously proportioned four-bedroom detached family home, occupying an enviable corner plot in a highly sought-after residential location. Offering both space and future potential, this property is ideal for growing families looking to settle in a well-connected yet peaceful area. The home enjoys excellent transport links, providing convenient access to Whitefield, Bury and Manchester city centre, making it perfectly suited for commuters. Families will particularly appreciate the selection of well-regarded local schools nearby, including Higher Lane Primary School, Whitefield Community Primary School and St Bernadette's RC Primary School, all within easy reach. Internally, the property is thoughtfully laid out and well cared for throughout. The accommodation briefly comprises an inviting entrance porch leading into a welcoming hallway, a convenient downstairs WC, and a spacious open-plan lounge and dining area—perfect for both everyday living and entertaining guests. The kitchen offers ample workspace and storage, with scope for modernisation if desired. Upstairs, the property continues to impress with four well-proportioned bedrooms with fitted wardrobes, offering flexibility for family life, home working, or guest accommodation, alongside a family bathroom. Externally, the home truly stands out. Positioned on a generous corner plot, it benefits from extensive laid-to-lawn gardens to the front, side, and rear, providing plenty of outdoor space for children, entertaining, or simply enjoying the surroundings. A driveway leads to a detached garage, ensuring ample off-road parking. The size of the plot also presents exciting potential for extension or further development, subject to the necessary planning permissions. Offered to the market with no onward chain, this is a fantastic opportunity to acquire a spacious and versatile home in a desirable location, with the added benefit of future potential. 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 Porch UPVC double glazed. Tiled flooring. Door to hallway.

Hallway Radiator. Ceiling light point. Stairs to first floor.

Open Plan Lounge/ Dining Room 22' 4" x 12' 4" (6.8m x 3.77m) UPVC double glazed bay window to the front aspect. UPVC double glazed window to the rear aspect. Two radiators. Two ceiling light points. Feature fire and surround

Kitchen 11' 11" x 8' 4" (3.62m x 2.53m) UPVC double glazed window to rear aspect. UPVC door to side aspect. A range of wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Integrated fridge and freezer. Radiator. Ceiling light point.

Downstairs WC UPVC double glazed window to front aspect. Radiator. Ceiling light point. Low flush wc. Wall hung wash hand basin.

Landing storage cupboard housing boiler. UPVC double glazed window to side aspect. Ceiling light point. Loft access.

Bathroom 6' 5" x 5' 4" (1.96m x 1.63m) UPVC double glazed window to rear aspect. Radiator. Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Spotlighting.

Bedroom 1 10' 3" x 9' 3" (3.12m x 2.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 11" x 8' 0" (3.34m x 2.45m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 9' 10" x 8' 7" (3.0m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 8' 7" x 6' 7" (2.61m x 2.0m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally laid to lawn garden to the front with a paved driveway leading to a garage with up and over door. Gated access via the side leading to a generous laid to lawn side and rear garden with planted borders and block paved patio area.

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Council Tax The property is 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).

Tenure We have been advised the property is Leasehold on a term of 999 years from 25th March 1973, meaning that there are 946 years remaining. Our clients advise us that leasehold charge is £40 per annum We encourage all interested parties to seek clarification of this from their solicitor.

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.

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

