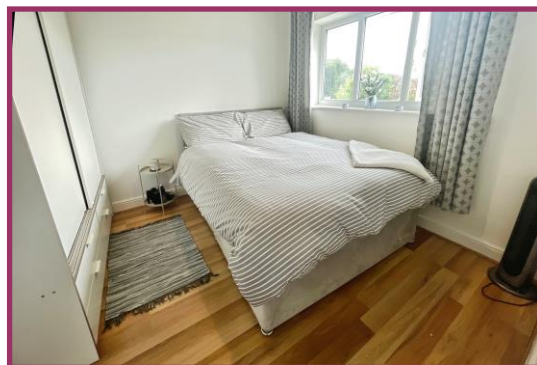
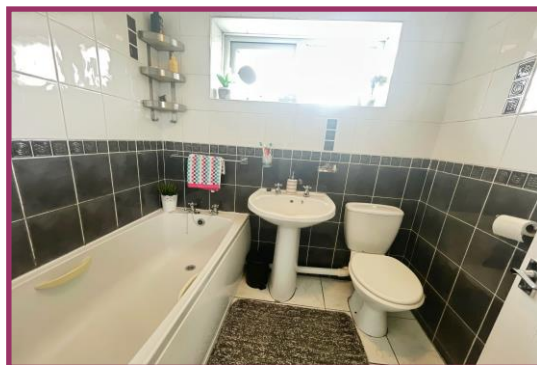




RIVERBANK DRIVE, BURY, BL8 1UR



- Stylish Semi Detached Property
- Three Good Sized Bedrooms
- Fitted Dining Kitchen
- Lounge & Conservatory
- Three Piece Bathroom Suite
- Gardens To Front & Rear
- Garage & Driveway Parking Available



Offers Over £260,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This extended, three bedroom semi detached house sits on a good sized plot and offers stylish, spacious living which can only be fully appreciated by internal inspection. The accommodation is very well presented and currently comprises: hall, lounge, fitted dining kitchen, large conservatory, three bedrooms and a three piece bathroom. Externally the property enjoys a good sized plot having block paved driveway to the front leading to a detached garage to the side and round to the rear garden with paved patio and near lawn having shrub borders. The location is particularly popular with families, being within easy reach of an excellent schools and nurseries. Located on the fringe of the town centre, this lovely home is well placed for the wide ranging amenities including the Burrs Country Park and The Kirklees Trail as well as transport links afforded by Bury Town Centre. Viewing is advised which, in the first instance can be via our Virtual Viewing Video and then in person by calling our Cardwells Estate Agents Bury office on 0161 761 1215, emailing bury@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk)

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 9' 10" x 5' 3" (3.0m x 1.6m) Double glazed window and door to the front elevation. Laminate floor. Downstairs cupboard with room for storage or ideal to be converted to a downstairs cloakroom. Radiator. Stairs lead off to the first floor landing.

Lounge 14' 3" x 12' 2" (4.35m x 3.7m) Double glazed window to the front elevation. Laminate floor. Under stairs storage. Radiator. Twin glazed doors through to the dining kitchen

Dining Kitchen 15' 5" x 8' 6" (4.7m x 2.6m) Double glazed window and sliding patio doors to the rear elevation. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Breakfast bar with wine cooler fridge below. Inset sink and drainer. Four burner gas hob with electric double oven and built in microwave. Integrated fridge freezer. Plumbed for washing machine. Vertical Radiator.

Conservatory 14' 9" x 10' 10" (4.5m x 3.3m) Double glazed windows to three sides. Double glazed door to the side elevation. Roof insulation with cladding. Wall mounted TV.

First Floor Landing Stairs lead off from the hall. Double glazed window to the side elevation. Loft access. Wood panel to dado height.

Bedroom 1 13' 5" x 8' 10" (4.1m x 2.7m) Double glazed window to the front elevation. Radiator.

Bedroom 2 9' 10" x 8' 10" (3.0m x 2.7m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Bedroom 3 6' 3" x 6' 3" (1.9m x 1.9m) Double glazed window to the front elevation. Radiator. Built in storage. Laminate floor.

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m) Double glazed window to the rear elevation. Three piece suite comprising: bath with shower and curtain over, pedestal wash hand basin and close coupled w/c. Tiled elevations. Tiled floor. Chrome heated towel rail.

Externally The front of the property has a good sized, block paved double driveway leading to the detached garage which has an up and over door, power and lighting. There is a generous stone paved patio seating area to the side leading to the rear garden which is laid mainly to lawn with shrub borders.

Viewings 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

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (at the time of writing).

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 29th June 1988, meaning that there are 961 years remaining. We believe our client pays roughly £50.00 Per Annum. We encourage all interested parties to seek clarification of this from their solicitor.

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

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"