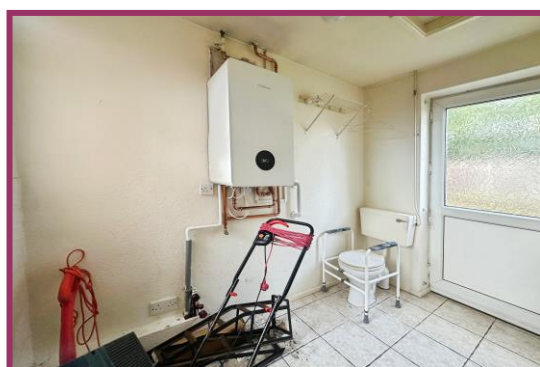
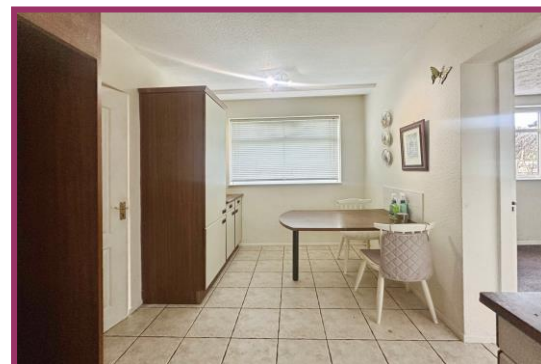




WELLFIELD CLOSE, BURY, BL9 9PG



- Four Bedroom Semi Detached
- Extended Family Home
- Driveway Parking Available
- Cul De Sac Postion
- Generous Rear Garden
- In Need Of Modernisation Throughout
- New Worchester Bosch Boiler



£300,000 Offers Over

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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.



Cardwells Estate Agents in Bury are delighted to bring to market this substantial and extended four bedroom detached family home, occupying a pleasant position within a quiet cul-de-sac just off Dumers Lane. Offering an excellent amount of internal living space, this property presents a fantastic opportunity for a growing family looking to create a long-term home to their own taste and specification. Whilst the accommodation would benefit from a programme of modernisation and refurbishment, the generous proportions, flexible layout and extension provide superb scope for improvement and reconfiguration. Subject to the necessary works and consents, the current accommodation could also potentially be adapted to create a five bedroom family home. The property is entered via an entrance porch which leads through into the hallway. From here there is access to a spacious lounge, together with an impressive open-plan sitting and dining room which provides an excellent space for family living and entertaining. The dining kitchen offers further potential to create a modern family kitchen, whilst a useful utility area and ground-floor WC add to the practicality of the accommodation. To the first floor are four well-proportioned bedrooms together with a family bathroom. The overall layout offers considerable flexibility, with scope for a purchaser to redesign the accommodation to suit their individual requirements. Externally, the property benefits from a generous driveway providing off-road parking for numerous vehicles, making it particularly well suited to a larger household. To the rear is an enclosed garden offering a private outdoor space for children, entertaining or further landscaping. The location is another major advantage. Positioned just off Dumers Lane, the property is conveniently placed for access to Bury, Radcliffe and Whitefield, with excellent road and public transport connections close by. A range of local amenities, shops, schools and everyday facilities are also within easy reach, making this an ideal location for family living and commuting. Offered for sale with no onward chain delay, this is a rare opportunity to acquire a sizeable detached home with genuine scope to add value and create an impressive family residence. Internal and early viewing is highly recommended to fully appreciate the size, versatility and potential this property has to offer. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Under stairs storage. Radiator. Ceiling light point. Stairs to first floor.

Lounge 13' 9" x 12' 6" (4.2m x 3.8m) UPVC double glazed window. Radiator. Ceiling light point. Wall mounted gas fire.

Open plan Reception Room/Dining Room 19' 6" x 8' 11" (5.95m x 2.73m) Two UPVC double glazed windows. Radiator. Two ceiling light point.

Dining Kitchen 19' 5" x 7' 10" (5.93m x 2.38m) Two UPVC double glazed windows. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood.

Utility room 9' 0" x 5' 10" (2.74m x 1.78m) Wall mounted boiler. UPVC double glazed door. Low flush wc. Ceiling light point.

Bathroom Three UPVC double glazed windows. Panelled bath. Shower cubicle with overhead electric shower. Pedestal wash hand basin. Bidet. Partially wall tiled. Radiator. Two ceiling light points.

Landing Ceiling light point. Storage cupboard.

Bedroom 1 13' 6" x 9' 0" (4.12m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 12' 10" x 9' 0" (3.91m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 12' 3" x 8' 9" (3.74m x 2.66m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 8' 6" x 8' 10" (2.6m x 2.7m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage.

Externally Paved driveway to the front with an enclosed rear laid to lawn garden and patio area.

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. 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).

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 the detached 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"



