



Independent Estate Agents Cardwells

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MINDEN CLOSE, BURY, BL8 2LH



- Semi Detached Property
- Four Bedrooms
- Detached Garage
- Driveway for Numerous Cars
- Freehold Tenure
- Potential to Extend
- Cul-de-Sac Position
- Early Viewing Advised



£315,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this sizeable four bedroom semi detached property. Occupying a generous plot in a cul de sac position, this property has huge scope to extend to the side or rear subject to planning! Freehold in tenure this property has open aspects of Westbury Sports Club field to the rear and within walking distance of Chantlers Primary School. In need of updating this is the perfect chance to acquire a family home in a highly desirable area. Comprising; entrance hallway, lounge, dining room, kitchen, four bedrooms and a bathroom. Externally this property boasts a large driveway for numerous cars leading to a car port to the side and a detached garage to the rear. To the rear is a patio area and a generous garden.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Door to cloak room housing boiler and plumbed for WC. Ceiling light point. Radiator.

Lounge 13' 11" x 11' 5" (4.25m x 3.49m) UPVC double glazed box bay window. Radiator. Ceiling light point. Feature gas fire and surround.

Dining Room 11' 5" x 11' 10" (3.48m x 3.61m) UPVC double glazed window. Radiator. Ceiling light point. Stairs to first floor.

Kitchen 13' 7" x 7' 8" (4.13m x 2.34m) UPVC double glazed window and door to rear. UPVC double glazed window to side aspect. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, double electric oven and extractor hood. Plumbed for washer. Two ceiling light point. Radiator.

First Floor Landing

Bathroom 6' 7" x 4' 11" (2.0m x 1.5m) UPVC double glazed window. Ceiling light point. Radiator. Panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 1" x 11' 1" (4.28m x 3.37m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard. Fitted wardrobes.

Bedroom 2 13' 9" x 9' 2" (4.2m x 2.8m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 3 14' 8" x 8' 0" (4.46m x 2.45m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 8' 6" x 8' 2" (2.59m x 2.49m) UPVC double glazed window. Radiator. Ceiling light point.

Externally To the front a block paved driveway for numerous cars leading to a car port to the side. Laid to lawn garden. To the rear a paved patio area and large laid to lawn garden with planed borders. Free standing shed.

Detached Garage Up and over door with power and lighting.

Viewing 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 C rated which is at an approximate annual cost of £2,146 (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 this family home is in a position which is regarded as having a "very low" risk of flooding.

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"

