















Independent Estate Agents Cardwells Est. 1982

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ALL SAINTS PLACE, BURY, BL8 1ND



- Three Bedroom Semi
- Stunning Open Aspects to Rear
- Landscaped Rear Garden
- En Suite
- Downstairs WC
- Driveway
- Close to Good Schools
- Ideal Family Home







£260,000

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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.

Cardwell's estate agents are delighted to bring to market this superb three bedroom semi detached home. Situated in a cul de sac position and boasting a downstairs WC, en suite as well as open aspects to the rear, this really is the ideal family home! Located close to good schools, transport links and just a short drive to Bury town centre this property comprises; entrance hallway, downstairs etc, open plan lounge/dining room, kitchen, three bedrooms (master en suite) and a family bathroom. Externally this property benefits from a driveway to the front with a stunning landscaped rear garden with open aspects! 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 Hall Entrance hall- laminate flooring. Radiator. Ceiling light point. Stairs to first floor.

Guest WC PVC double glazed window. Radiator. Ceiling light point. Low flush wc, wash hand basin. Laminate flooring.

Lounge/Diner 25' 6" x 10' 1" (7.78m x 3.08m) UPVC double glazed window and patio doors. Two radiators. Two ceiling light points. Feature fire and surround.

Kitchen 9' 9" x 8' 1" (2.97m x 2.47m) UPVC double glazed window and door. Radiator. Laminate flooring. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Spotlighting.

First Floor Landing

Bathroom 6' 5" x 4' 8" (1.95m x 1.42m) UPVC double glazed window. Radiator. Panelled bath. Low flush wc, wash hand basin. Wall tiling. Spotlighting.

Bedroom 1 13' 9" x 9' 11" (4.20m x 3.03m) UPVC double glazed window. Radiator.

En-suite UPVC double glazed window. Radiator. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point.

Bedroom 2 11' 7" x 10' 2" (3.53m x 3.10m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 11" x 7' 10" (2.42m x 2.40m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Driveway for two cars to the front. Gated access to the side. To the rear a landscaped rear garden with paved patio and laid to lawn garden and freestanding shed.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , 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 £2,034 (at the time of writing).

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 lt

















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