



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		66	78
EU Directive 2002/91/EC			
www.epc4u.com			



- Three Bedroom Semi Detached
- Extended to the Rear
- Landscaped Rear Garden
- Driveway for Numerous Cars
- Ideal Family Home
- Three Double Bedrooms
- Integral Garage
- Early Viewing Advised



£275,000

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Cardwells Estate Agents are delighted to present to the market this impressive and substantially extended semi-detached family home, offering exceptionally generous and versatile living accommodation throughout. Perfectly suited to growing families, the property occupies a highly convenient location close to well-regarded schools, excellent local amenities, and superb transport links, making it ideal for modern family living. Beautifully presented and thoughtfully designed, the accommodation briefly comprises an inviting entrance hallway which also lends itself perfectly as a study or home office space, a spacious and comfortable lounge, and a stunning open-plan L-shaped dining kitchen providing the ideal hub for entertaining and everyday family life. The integral garage offers excellent additional storage and presents fantastic potential for conversion into a further reception room, playroom, or home gym, subject to the necessary consents. To the first floor, the property boasts three generously sized double bedrooms along with a stylish and contemporary family bathroom finished to a modern standard. Externally, the home continues to impress with a substantial driveway to the front providing off-road parking for numerous vehicles. To the rear is a beautifully landscaped garden, perfect for alfresco dining, entertaining guests, or simply relaxing outdoors during the warmer months. Properties of this size and quality rarely remain on the market for long, therefore internal inspection is strongly recommended to fully appreciate the space, versatility, and excellent location on offer. Early viewing is highly advised. Please call Cardwells Estate Agents on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch/Study 9' 9" x 9' 9" (2.97m x 2.96m) Two UPVC double glazed windows. Ceiling light point. Ceiling light point.

Lounge 18' 6" x 14' 8" (5.64m x 4.48m) UPVC double glazed window. Wood burning stove and feature surround. Radiator. Ceiling light point. Understairs storage cupboard. Door to integral garage. Double doors to dining area

Open Plan Kitchen-Diner 20' 5" x 17' 9" (6.23m x 5.42m) L shaped. UPVC double glazed patio doors. Two UPVC double glazed windows. Composite door to side aspect of kitchen. Two ceiling light points. Four wall light points. Spotlighting. Two Radiators. Tiled flooring. A range of wall and base units with stainless steel sink and drainer. Space for range gas cooker. Extractor hood.

Integral Garage 16' 1" x 7' 8" (4.90m x 2.33m) UPVC double glazed window. Wall mounted boiler. Currently utilised as a utility room. Plumbed for washer and dryer. Space for fridge and freezer.

First Floor Landing Over stairs storage cupboard. Ceiling light point.

Bathroom 7' 5" x 5' 8" (2.27m x 1.73m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling.

Bedroom 1 10' 7" x 8' 3" (3.22m x 2.52m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 12' 6" x 9' 2" (3.80m x 2.79m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 5" x 8' 6" (2.56m x 2.59m) UPVC double glazed window. Radiator. Ceiling light point.

Externally block paved driveway to the front, gated access to the side leading to a rear paved patio area, laid to lawn garden and a further patio area. Free standing shed

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 12th July 1972, meaning that there are 945 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

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).

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.

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"

