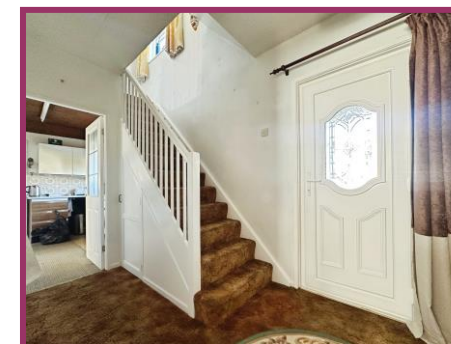




TURNBULL AVENUE, PRESTWICH, M25 2RJ



- Three Bedrooms
- Semi Detached
- Driveway
- Freehold Tenure
- No Onward Chain
- Beautiful Gardens
- Early Viewing Advised
- Ideal Family Home



£265,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to the market this well-presented and well-cared-for three-bedroom semi-detached family home, ideally positioned within a popular and convenient residential location. Offered for sale with no onward chain, this freehold property provides spacious and versatile accommodation arranged over two floors, making it an excellent opportunity for first-time buyers, young families or those looking for a home they can personalise and make their own. On entering the property, you are welcomed by a useful entrance porch leading into the central hallway, providing access to the principal ground floor rooms. The accommodation includes a comfortable lounge, separate dining room and a well-appointed kitchen, together with a practical utility room and downstairs WC. To the first floor are three bedrooms, offering flexibility for family living, guests or home working, along with a modern shower room. Externally, the property benefits from a gated driveway to the front, providing convenient off-road parking. To the rear is a landscaped garden, offering a pleasant outdoor space for relaxing, entertaining or enjoying the warmer months. The location is a particular highlight, being well placed for a range of local amenities, reputable schools and excellent transport connections. The nearby tram station provides convenient links for commuters, while the surrounding area offers easy access to everyday shopping and leisure facilities. With its generous accommodation, useful external space, excellent transport links and no onward chain, this property represents an exciting opportunity for a first-time buyer seeking a home in a desirable and well-connected location, with plenty of scope to add their own style and personal touches. Internal viewing is highly recommended to fully appreciate the accommodation and potential on offer. Accompanied viewings are available and can be arranged by contacting Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 6' 7" x 6' 7" (2.0m x 2.0m) UPVC double glazed. Door to hallway.

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

Lounge 13' 1" x 12' 10" (3.98m x 3.91m) UPVC sliding patio doors. Ceiling light point. Radiator. Feature fire and surround.

Dining Room 10' 2" x 9' 4" (3.09m x 2.85m) UPVC double glazed sliding patio doors. Radiator. Ceiling light point.

Kitchen 10' 4" x 9' 5" (3.14m x 2.88m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. UPVC door leading to utility room.

Utility room 8' 0" x 4' 9" (2.45m x 1.45m) UPVC door and window. Ceiling light point.

Downstairs WC 3' 7" x 3' 7" (1.1m x 1.1m) UPVC double glazed window. Radiator. Ceiling light point. Low flush wc. Wash hand basin.

Shower Room 5' 3" x 5' 3" (1.6m x 1.6m) UPVC double glazed window. Radiator. Ceiling light point. Shower enclose with overhead electric shower. Pedestal wash hand basin. Wall tiling.

Seperate WC UPVC double glazed window. Radiator. Low flush wc. Ceiling light point.

Bedroom 1 10' 10" x 9' 2" (3.3m x 2.8m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 1" x 10' 5" (3.08m x 3.17m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 4" x 8' 4" (2.54m x 2.53m) UPVC double glazed window. Radiator. Ceiling light point.

Externally To the front, a paved and gated driveway and path with laid to lawn garden and planted borders. To the rear a beautiful rear stepped garden with paved patio area, laid to lawn garden with planted borders with mature shrubbery.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

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).

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.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

