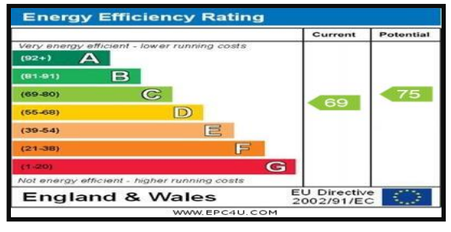

Independent Estate Agents Cardwells Est. 1982

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DANESMOOR DRIVE, BURY, BL9 6ER

- Three Bedroom Semi Det
- No Onward Chain Delay
- Landscaped Rear Garden
- Driveway
- Ideal Family Home
- Close to Good Schools
- Close to Clarence Park
- Early Viewing Advised

£245,000

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14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to market this immaculately presented three-bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. Occupying a generous plot with beautifully landscaped gardens, this superb property has been lovingly maintained and is ready for its next owners to move straight into. Perfectly suited to growing families, the property enjoys a highly convenient location close to St. Joseph's & St. Bede RC Primary School, Clarence Park, local shops, supermarkets, cafés and excellent transport links, providing easy access to Bury Town Centre and the surrounding areas. The well-planned accommodation briefly comprises an inviting entrance porch, a bright and spacious lounge, a separate dining room ideal for family meals and entertaining, a fitted kitchen, a practical utility room, three well-proportioned bedrooms and a contemporary shower room finished to a high standard. Externally, the property continues to impress. To the front is a beautifully landscaped garden alongside a paved driveway providing off-road parking, complemented by a useful car port. The generous rear garden has been thoughtfully designed to create a wonderful outdoor space, featuring a paved patio perfect for alfresco dining, a delightful summerhouse, well-maintained lawned gardens and an attractive selection of mature shrubs and planting, offering both privacy and year-round colour. This truly is a fantastic opportunity to acquire a beautifully presented family home in a sought-after residential location. Early viewing is highly recommended to fully appreciate the accommodation, generous plot and exceptional outdoor space on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed with door leading to lounge.

Lounge 12' 10" x 11' 5" (3.91m x 3.48m) UPVC double glazed window. Feature fire and surround. Radiator. Ceiling light point. Fitted shelving. Stairs to first floor.

Dining Room 11' 11" x 7' 10" (3.63m x 2.38m) UPVC double glazed window. Radiator. Ceiling light point. Fitted storage cupboards and shelving. Archway to kitchen.

Kitchen 11' 11" x 7' 10" (3.63m x 2.39m) UPVC double glazed window and door. Under stairs storage cupboard. A range of wall and base units with complementing work surfaces and tiled splash back. Stainless steel sink and drainer. Space for cooker and fridge. Radiator. Ceiling light point.

Utility room 10' 10" x 6' 2" (3.31m x 1.88m) UPVC double glazed doors to front and rear aspect. Wall mounted boiler. Base units, plumbed for washing machine and space for dryer. Radiator. Ceiling light point.

First Floor Landing

Shower Room 7' 11" x 5' 10" (2.42m x 1.79m) UPVC double glazed window. Ceiling light point. Towel radiator. Walk in shower enclosure with overhead electric shower. Low flush wc. Vanity wash hand basin.

Bedroom 1 12' 3" x 9' 9" (3.73m x 2.96m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 7" x 7' 10" (3.52m x 2.40m) UPVC double glazed window. Radiator. Ceiling light point. Fitted storage cupboard.

Bedroom 3 8' 6" x 7' 9" (2.58m x 2.36m) UPVC double glazed window. Radiator. Ceiling light point. Built in fitted bed.

Externally To the front a laid to lawn gardens with mature boarders. To the side a paved driveway and carport. To the rear, a paved patio area leading to a laid to lawn landscaped garden with planted boarders and mature plants and shrubs. Summer house. Freestanding shed.

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 £2,271 (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 "No" 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 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"