



Independent Estate Agents
Cardwells Est. 1982
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LAKELAND CRESCENT, BURY, BL9 9SF



- Three Bedrooms
- Recently Updated
- No Onward Chain
- Cul-de-Sac Position
- Large Side & Rear Gardens
- Driveway
- Ideal Family Home
- Conservatory



£260,000 OIRO

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this recently updated three bedroom semi detached home. Offered for sale with no onward chain and boasting new electrics, boiler, kitchen and bathroom within the last 12 months this is the ideal family home! Occupying a generous plot and garden with the potential to build/extend subject to planning this property has huge potential! Situated in the heart of a cul de sac this property comprises; entrance hall, open plan lounge/kitchen/Diner, conservatory, three bedrooms and a bathroom. Externally this property has a driveway to the front with a generous rear and side garden. 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 Door to lounge.

Lounge/Open Plan Kitchen/Diner 23' 8" x 13' 8" (7.21m x 4.16m) UPVC double glazed window to front and back aspects. UPVC patio doors to conservatory. A range of wall and base units with gas hob and electric oven with extractor hood. Plumbed for washing machine. Breakfast bar. Cupboard housing boiler. Two radiators. Two ceiling light points. Laminate flooring. Stairs to first floor. Understairs storage.

Conservatory 14' 11" x 11' 8" (4.54m x 3.55m) UPVC double glazed windows and patio doors to rear garden. Tiled flooring.

First Floor Landing

Bathroom Panelled bath with electric overhead shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bedroom 1 11' 8" x 8' 9" (3.55m x 2.66m) UPVC double glazed window to front aspect. Radiator. Over stairs storage cupboard. Fitted wardrobes, drawers and bedside drawers.

Bedroom 2 9' 9" x 6' 6" (2.97m x 1.98m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bedroom 3 7' 0" x 6' 6" (2.13m x 1.98m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally To the front a laid to lawn garden with paved driveway and path to front door. To the rear and side, a large rear and side garden with laid to lawn garden, garden shed. This garden has massive potential for more off road parking, possible extensions subject to planning or even a large garden room.

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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 B rated which is at an approximate annual cost of £1,786 (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, 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).

