



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

MATHER AVENUE, WHITEFIELD. M45 8WU



- Three Bed Semi Detached
- Stunning Open Plan Kitchen/Diner
- Utility Room
- Ideal Family Home
- Generous Front & Rear Gareden
- Close to Transport Links
- Close to Local Amenities
- Early Viewing Advised



£300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to present to the market this beautifully presented three-bedroom semi-detached family home, offering stylish modern living, generous outdoor space and a highly convenient location. Occupying a substantial plot, this impressive property has been thoughtfully maintained and updated throughout, creating a welcoming home perfectly suited to families, first-time buyers or those looking to upsize. Upon entering the property, you are greeted by a bright and inviting entrance hallway, setting the tone for the well-presented accommodation on offer. The spacious lounge provides a comfortable and relaxing living area, ideal for everyday family life or entertaining guests. To the rear of the home sits the standout feature — a large open-plan dining kitchen, designed with modern living in mind. The contemporary fitted kitchen offers an excellent range of units, ample preparation space and a practical layout, while the dining area provides the perfect setting for family meals and social occasions. A separate utility room adds further convenience, offering additional storage and space for household appliances. To the first floor, the property benefits from three well-proportioned bedrooms, providing versatile accommodation suitable for families, guests or those requiring a home office. Completing the internal accommodation is a stylish modern family bathroom, finished to a high standard with contemporary fittings. Externally, the home continues to impress. Positioned on a generous plot, the property benefits from an attractive front garden, a useful side garden area, and a particularly spacious rear garden, mainly laid to lawn — ideal for children, outdoor entertaining, gardening enthusiasts or simply enjoying the warmer months. The outdoor space provides excellent potential and adds significantly to the appeal of this fantastic family home. The location is another major advantage, with a range of local shops, schools, amenities and transport links nearby. The property is within easy reach of the local tram station, offering excellent connections into Manchester city centre, Whitefield and Bury, making it ideal for commuters while still enjoying a more residential setting. Combining a modern interior, spacious accommodation, excellent gardens and a sought-after convenient location, this property is one not to be missed. Early internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer. Contact Cardwells Estate Agents on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Spotlighting. UPVC double glazed window stairs to first floor.

Lounge 15' 0" x 13' 7" (4.58m x 4.15m) UPVC double glazed bay window. Radiator. Ceiling light point.

Open Plan Kitchen-Diner 20' 5" x 10' 2" (6.23m x 3.11m) Two UPVC double glazed windows. Spotlighting. Radiator. A range of wall and base units with sink and drainer. Space for cooker. Extractor hood.

Utility room 11' 8" x 5' 1" (3.56m x 1.54m) Two UPVC double glazed windows. UPVC door to rear garden. Base units with Vanity sink. Plumbed for washing machine and dryer. Space for fridge freezer. Ceiling light point.

First Floor Landing

Bedroom 1 11' 4" x 11' 4" (3.46m x 3.46m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 2 13' 6" x 8' 8" (4.11m x 2.65m) UPVC double glazed window. Radiator. Ceiling light point. Built in vanity desk with mirror.

Bedroom 3 7' 10" x 8' 11" (2.40m x 2.73m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 6' 5" x 5' 5" (1.96m x 1.64m) UPVC double glazed window. Radiator. Spotlighting. Twin grip panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall and floor tiled.

Externally. Laid to lawn garden to the front with paved path to front door. To the side a raised decking area and laid to lawn garden. To the rear a paved patio with a laid to lawn garden.

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.

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).

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

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