



# Independent Estate Agents **Cardwells** Est. 1982

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**MIDDLETON DRIVE, BURY, BL9 8DS**



- Recently Refurbished 3 Bed Semi
- Two Reception Rooms
- Extended Kitchen
- Under Floor Heating
- Close to M60 Motorway Network
- New Windows & Doors circa 2025
- Readily Available on Street Parking
- Internal Viewing Recommended



**O/O £280,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bury are delighted to offer to the market this much improved extended three bed semi detached on Middleton Drive in Sunnybank. Ideally positioned for the M60 motorway network, Whitefield metrolink station, places of worship with highly regarded local nurseries and schools all within the catchment area. Recent improvements include new doors and windows, underfloor heating to the reception area and lounge, new internal doors and woodwork. Briefly comprising: Composite entrance door, reception hallway, lounge, cloaks WC, second reception room, extended kitchen, landing, three double bedrooms and a family bathroom suite. The property also comes complete with planning permission for an upstairs extension. To the outside is a block paved front garden behind a low brick wall and to the rear is a small enclosed yard with a large purpose built storage outhouse. 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:**

Composite door giving access to.

**Reception Hallway** 18' 4" x 6' 0" (5.58m x 1.83m) Under floor heating, turning staircase to the landing, wall mounted radiator.

**Cloaks WC** 6' 2" x 2' 3" (1.88m x 0.69m) Two piece suite comprising wash basin on a vanity unit, Wc.

**Lounge** 17' 4" x 13' 5" (5.28m x 4.09m) Under floor heating, 4 uPVC double glazed windows, wall mounted electric heater, wall mounted radiator.

**2Nd Reception Room** 17' 7" x 14' 7" (5.36m x 4.44m) Media wall with feature fireplace, three upvc double glazed windows, wall mounted radiator, under stair storage.

**Kitchen** 17' 6" x 6' 2" (5.33m x 1.88m) Professionally fitted kitchen comprising sink unit with mixer tap over, high gloss base and wall units, worktops, space for white goods, two uPVC double glazed windows, upvc door giving access to the rear.

**First Floor Landing** 8' 1" x 7' 5" (2.46m x 2.26m) Loft access point.

**Bedroom 1** 11' 11" x 9' 10" (3.63m x 2.99m) Two uPVC double glazed windows, wall mounted radiator.

**Bedroom 2** 10' 2" x 9' 3" (3.10m x 2.82m) Two UPVC double glazed windows, wall mounted radiator.

**Bedroom 3** 11' 2" x 7' 5" (3.40m x 2.26m) uPVC double glazed window, wall mounted radiator.

**Family Bathroom** 10' 7" x 6' 9" (3.22m x 2.06m) Three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted curtain, full wall tiling, wall mounted gas combination boiler, frosted upvc double glazed window, wall mounted heated towel rail.

**Tenure** Cardwells Estate Agents Bury research shows the property is of a freehold tenure.

**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** Cardwells Estate Agents Bury pre market research indicates that the council tax is band C with Bury Council at an approximate cost of around £2,034.00 per annum.

**Conservation Area** Cardwells Estate Agents Bury research shows the property is not in a conservation area.

**Flood Risk** Cardwells Estate Agents Bury research shows the property is in a very low flood risk area.

**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

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