



Independent Estate Agents **Cardwells** www.cardwells.co.uk

SANDOWN ROAD, BURY, BL9 8HW



- Five Bedroomed Semi Detached
- Large Driveway
- Detached Garage
- Two Bathrooms
- Guest WC
- Open Plan Modern Kitchen
- Accommodation over 3 Floors
- Beautifully Presented



Offers Over £400,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this larger than average five bedroom semi detached home. Offering substantial living accommodation for growing families this property must be viewed to fully appreciate all that is on offer! Situated close to superb schools, local amenities and fantastic transport links, this property comprises of; entrance porch, hallway, downstairs wc, lounge, large open plan Kitchen/breakfast/dining room and four bedrooms and a bathroom to the first floor. To the second floor there is a further bedroom and bathroom! Externally this property boasts gardens to the front, side and rear with a large driveway for numerous cars leading to a detached garage! 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 Porch UPVC double glazed. Tiled flooring. Composite door to hallway.

Hallway Radiator. Ceiling light point. Understairs storage. Stairs to first floor.

Guest Cloaks Ceiling light point. Radiator. Low flush wc. Wash hand basin.

Lounge 19' 0" x 11' 10" (5.78m x 3.6m) Two UPVC double glazed windows. Two radiators. Ceiling light point. Gas feature fire and surround.

Open Plan Breakfast Kitchen-Diner 19' 1" x 18' 1" (5.81m x 5.52m) UPVC double glazed window. UPVC double glazed patio doors and door. Spotlighting. Two radiators. A range of modern high gloss wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Breakfast bar.

First Floor Landing

Bathroom UPVC double glazed window. Radiator. Spotlighting. Shower enclose with overhead shower. Low flush wc and was hand basin.

Bedroom 1 11' 10" x 10' 10" (3.6m x 3.3m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, drawers and overhead storage.

Bedroom 2 11' 10" x 10' 2" (3.6m x 3.09m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 3 9' 11" x 8' 2" (3.03m x 2.5m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 11' 6" x 6' 2" (3.5m x 1.87m) UPVC double glazed window. Radiator. Ceiling light point.

2nd Floor Landing Ceiling light point.

Bedroom 5 12' 2" x 8' 6" (3.7m x 2.6m) Located on the 2nd floor. Two Velux window. Ceiling light point. Radiator. Storage in the eaves.

Bathroom Located opposite bedroom 5 on the 2nd floor. Velux window. Panelled bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Spotlighting. Storage cupboard. Storage in the eaves.

Externally To the side a driveway for numerous cars leading to a detached garage with up and over door. Laid to lawn gardens to the front and to the side. To the side, a rear paved garden.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 937 years remaining, being 999 years from 25th March 196. At the time of writing we do not have confirmation of the annual leasehold charge.

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,415 (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 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"

