



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MARSTON CLOSE, WHITEFIELD,**



- Three Bedrooms
- Double side extension
- Detached Garage
- Three Reception Rooms
- Driveway for Numerous Cars
- En Suite and Dressing Room
- Borders Fields
- Early Viewing Advised



**£300,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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.



Independent Estate Agents  
**Cardwells** Est. 1982

Cardwells Estate Agents are delighted to bring to market this superb extended three-bedroom semi-detached family home, occupying a peaceful cul-de-sac position in one of Whitefield's most sought-after residential locations. Enjoying a truly enviable setting bordering open grazing fields and surrounding nature, this wonderful home offers a rare combination of privacy, tranquillity and spacious family living, making it an ideal forever home. Beautifully presented throughout, the property has been thoughtfully extended to create versatile and well-proportioned accommodation designed to suit the needs of modern family life. The ground floor briefly comprises an inviting entrance hallway, a spacious and comfortable lounge, a separate dining room perfect for entertaining, a fitted kitchen and an additional playroom, which could equally serve as a home office, snug or hobby room depending on your requirements. To the first floor are three generously sized bedrooms, with the impressive principal bedroom benefiting from its own en-suite shower room and a walk-in wardrobe, providing an excellent level of comfort and practicality. A contemporary family bathroom serves the remaining bedrooms. Externally, the property continues to impress with well-maintained gardens and a substantial driveway to the rear providing ample off-road parking, leading to a detached garage. The open aspect to the rear, overlooking grazing land and mature greenery, creates a peaceful and secluded environment that is rarely found within such a convenient location. Situated within easy reach of Whitefield's excellent range of local amenities, independent cafés, restaurants and supermarkets, the property is also ideally positioned for highly regarded schools and superb transport links. Whitefield Metrolink Station is just a short distance away, providing direct access into Manchester City Centre, while the nearby motorway network makes commuting throughout the region straightforward. With picturesque countryside walks quite literally on the doorstep, this exceptional home perfectly balances convenience with an idyllic setting. Early internal viewing is highly recommended to fully appreciate the space, position and lifestyle this outstanding family home has to offer. Please contact Cardwells Estate Agents to arrange your accompanied viewing.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance hallway** Ceiling light point. Meter cupboards. Cloak cupboard.

**Lounge** 15' 3" x 13' 3" (4.66m x 4.04m) UPVC double glazed window. Two radiators. Ceiling light point. Stairs to first floor.

**Dining Room** 9' 2" x 13' 8" (2.79m x 4.16m) UPVC double glazed window. Radiator. Ceiling light point. Open plan to kitchen.

**Kitchen** 15' 3" x 10' 3" (4.66m x 3.12m) UPVC double glazed window and patio doors. A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Breakfast bar with space for washing machine and dryer. Space for fridge freezer. Wall mounted boiler. Radiator. Ceiling light point.

**3rd Reception/Play Room** 9' 2" x 9' 10" (2.79m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point.

**Bathroom** 6' 4" x 5' 6" (1.94m x 1.68m) UPVC double glazed window. Panelled bath with overhead electric shower. Low flush WC, Pedestal wash hand basin. Radiator. Ceiling light point. Wall tiling.

**Bedroom 1** 8' 6" x 12' 10" (2.60m x 3.9m) UPVC double glazed window. Radiator. Ceiling light point. Open plan to walk in wardrobe with fitted wardrobes, leading to an en suite.

**En Suite** 9' 5" x 5' 7" (2.87m x 1.7m)

**Bedroom 2** 18' 11" x 10' 8" (5.76m x 3.26m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard. Fitted wardrobes.

**Bedroom 3** 6' 4" x 9' 10" (1.94m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** No vehicular access to the front, pedestrian access only, leading to gated front garden with laid to lawn gardens and planted borders. To the rear a large paved driveway for numerous cars leading to a detached garage with up and over door. The rear garden is hard landscaped with blockpaving and raised decking patio area.

Cardwells Estate Agents Bury research shows the property is lease hold. The ground rent is £15.00 per annum. With 945 years remaining on the lease.

**Council Tax** Cardwells Estate Agents Bury pre market researcher indicates that the council tax is band B with Bury Council at an approximate cost of around £1,987.00 per annum.

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

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

**Thinking of Selling?** If you are thinking of selling or letting 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 7611215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

