

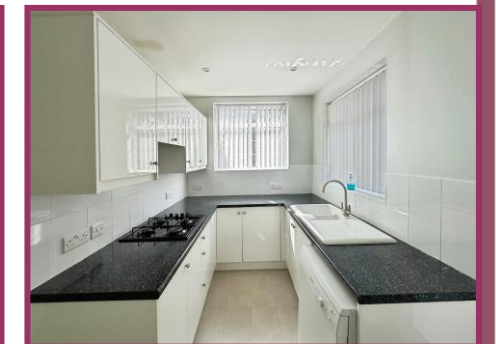


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	58	75
EU Directive 2002/91/EC		
www.epc4u.com		

BELMONT DRIVE, BURY, BL8 2HU



- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Conservatory
- No Onward Chain Delay
- Garage & Driveway
- Generous Rear Garden
- Internal Viewing Recommended



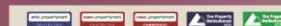
£350,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well cared for two bedroom detached bungalow. Offered with No onward chain delay and located on the sought after Seddons Farm development this lovely home occupies a generous plot and comprises; entrance porch, hallway, lounge, dining room, kitchen, conservatory, utility room, two double bedrooms and a family bathroom. Externally this property boasts a driveway to the front leading to a garage with up and over door. To the rear is a paved patio area and a generous laid to lawn garden with mature shrubbery, plants and trees. Situated close to local shops, amenities and fantastic transport links early viewing is advised! 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 and front door. Door leading to hallway.

Hallway Radiator. Ceiling light point.

Lounge 15' 11" x 11' 1" (4.84m x 3.39m) UPVC double glazed window. Radiator. Two ceiling light points. Feature gas fire and surround. Concertina doors leading to dining room.

Dining Room 8' 6" x 7' 4" (2.59m x 2.23m) UPVC double glazed patio doors leading to conservatory. Radiator. Ceiling light point.

Conservatory 14' 0" x 9' 0" (4.27m x 2.75m) UPVC double glazed throughout. UPVC double glazed patio doors to rear garden.

Kitchen 12' 2" x 10' 9" (3.71m x 3.27m) UPVC double glazed window. Radiator. Spotlighting. UPVC double glazed door to utility room. A range of modern high gloss wall and base units with porcelain sink and drainer. Gas hob, double electric oven and extractor hood. Built in microwave. Plumbed for dishwasher. Integrated fridge and freezer.

Utility room 8' 5" x 4' 5" (2.57m x 1.35m) UPVC double glazed windows and door. Plumbed for washing machine.

Bathroom 11' 10" x 4' 9" (3.6m x 1.44m) UPVC double glazed window. Panelled bath. Shower enclose with over head shower. Low flush wc. Pedestal wash hand basin. Bidet. Wall tiling. Radiator. Spotlighting.

Bedroom 1 11' 6" x 8' 2" (3.50m x 2.48m) UPVC double glazed window. Radiator. Ceiling light points. Fitted wardrobes, overhead storage, vanity unit and bedside cabinets. Door leading to a dressing room-

Bedroom 2 11' 1" x 8' 6" (3.37m x 2.59m) UPVC double glazed window. Ceiling light point. Radiator. Fitted wardrobes and drawers.

Dressing Room 8' 0" x 5' 8" (2.45m x 1.73m) UPVC double glazed window. Ceiling light point.

Externally Block paved driveway to the front with mature planted borders. Leading to a Garage with up and over door, power and lighting. To the rear a paved patio area with laid to lawn gardens, mature shrubbery, plants and trees.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 155 year term which started on 25th July meaning there is 936 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is liable for Bury Council Tax. The property is D rated which is at an approximate annual cost of £2,555 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding

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

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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

