

SPRING CLOSE, BURY, GREATER MANCHESTER BL0 9SQ



- Three Bedroom Semi Detached
- No Onward Chain Delay
- Driveway For Numerous Cars
- Rear Garden
- Recently Renovated
- Ideal Family Home
- Short Walk to Ramsbottom
- Close To Good Schools



Offers Over £280,000

BOLTON
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 T: 01204 381 281
 E: bolton@cardwells.co.uk

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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	

Cardwells Estate Agents are delighted to bring to market this recently refurbished three bedroom semi detached home. Offered with no onward chain delay this lovely property is situated in a cul de sac position and comprises; Entrance hall, Lounge, Dining Room, Modern Fitted Kitchen, Three Bedrooms and a Bathroom. Externally this property boasts a driveway for numerous cars to the front with a front and rear garden. Situated close to superb schools, transport links and just a short walk to Ramsbottom Town Centre, this property would suit a growing family! 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

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Door leading to lounge. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Lounge 15' 0" x 15' 11" (4.57m x 4.85m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Double doors to dining room. Stairs to first floor.

Dining Room 8' 8" x 7' 7" (2.64m x 2.31m) UPVC patio doors to rear aspect. Radiator. Ceiling light point. Arch to Kitchen.

Kitchen 8' 7" x 6' 9" (2.61m x 2.06m) UPVC double glazed window to rear aspect. A range of modern wall and base units in white high gloss with complementing work surfaces and splashback. Ceramic hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumber for washer. Ceiling light point.

Bathroom 6' 7" x 5' 5" (2.01m x 1.65m) UPVC double glazed window to rear aspect. Radiator. Panelled bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Ceiling spotlights.

Bedroom 1 12' 3" x 8' 7" (3.73m x 2.61m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 11' 7" x 8' 6" (3.53m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 6' 8" x 6' 0" (2.03m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Garden to the front with mature shrubs. Driveway for numerous cars to the side. Rear paved landscaped garden.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 17 Aug 1989. The ground rent is Per Annum. 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 C rated which is at an approximate annual cost of £2,416 (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

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).