



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 94 |
| (81-91) | B | 82 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (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 | | | |



- Three Bedroom Detached
- Freehold Tenure
- Driveway
- Converted Garage
- Beautifully Presented
- Downstairs WC
- En Suite
- Early Viewing Advised



O/O £300,000

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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 are delighted to bring to market this stunningly presented three bedroom detached family home. A simply 'Turn Key' property this superb home is situated close to superb schools, transport links and would suit a growing family! Offered with no onward chain and Freehold tenure this lovely home comprises; entrance hallway, downstairs wc, lounge, converted garage (2nd reception room, modern dining kitchen, three double bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway to the front with gardens to the front and rear! 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 Hallway Radiator. Ceiling light point.

Lounge 16' 1" x 10' 3" (4.91m x 3.13m) UPVC double glazed window. Radiator. Ceiling light point.

2nd Reception Room (Converted Garage) 15' 10" x 7' 9" (4.82m x 2.37m) UPVC double glazed window. Radiator. Spotlighting.

Dining Kitchen 18' 10" x 7' 8" (5.74m x 2.34m) UPVC double glazed window and patio doors. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Wall mounted combination boiler. Plumbed for washing machine and dishwasher. Space for fridge freezer. Radiator. Two ceiling light points. Our vendor has advised the fridge freezer, washing machine and dryer are included.

Guest Cloaks Low flush wc. Wall hung wash hand basin. Ceiling light point.

First Floor Landing

Bathroom 8' 8" x 5' 7" (2.64m x 1.69m) UPVC double glazed window. Twin grip panelled bath. Low flush wc. Pedestal wash hand basin. Towel radiator. Ceiling light point.

Bedroom 1 13' 10" x 9' 9" (4.21m x 2.96m) Two UPVC double glazed windows. Radiator. Ceiling light point. Fitted wardrobes with mirrored sliding doors.

En-suite UPVC double glazed window. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Towel radiator. Ceiling light point.

Bedroom 2 11' 3" x 8' 9" (3.44m x 2.66m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 9' 10" x 7' 11" (3.0m x 2.42m) UPVC double glazed window. Radiator. Ceiling light point.

Externally A driveway to the front with laid to lawn front garden. To the rear a paved patio area with pergola and laid to lawn garden. Outdoor electric point. Free standing shed.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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 £2,556 (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"

