



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

HAMBLETON CLOSE, BURY, BL8 2JP



- Detached Bungalow
- Seddons Farm Estate
- Two Bedrooms
- Garage & Driveway
- No Onward Chain Delay
- Sought After Location
- Close to Local Amenities
- Early Viewing Advised



£350,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: 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.



Cardwells Estate Agents are delighted to present to the market this immaculately presented two double bedroom detached bungalow, perfectly positioned on the highly sought-after Seddons Farm development. Offering spacious and versatile accommodation throughout, this attractive home is ideal for a range of buyers including downsizers, professional couples and those seeking convenient single-level living in a well-established residential location. Occupying a prime position just a short walk from local shops, everyday amenities and excellent public transport links, the property combines peaceful residential living with exceptional convenience. With easy access to nearby motorway networks and surrounding towns, this bungalow is perfectly placed for commuters whilst still enjoying a quiet neighbourhood setting. Offered for sale with no onward chain delay, the property has been exceptionally well maintained and provides exciting potential for buyers to further personalise if desired. The accommodation briefly comprises; a welcoming entrance hallway, a spacious and light-filled lounge/dining room ideal for both relaxing and entertaining, a fitted kitchen with ample storage and workspace, two generously sized double bedrooms, and a newly fitted contemporary bathroom finished to a high standard. Additional benefits include gas central heating, double glazing throughout, and the added reassurance of a newly fitted roof installed within the last three years, enhancing both efficiency and peace of mind for prospective purchasers. Externally, the property continues to impress with well-maintained gardens to both the front and rear, providing pleasant outdoor spaces to enjoy throughout the year. A block-paved driveway offers off-road parking and leads to a detached garage complete with up-and-over door and convenient rear access. Properties of this calibre, in such a desirable and convenient location, rarely remain on the market for long. Early internal viewing is highly recommended to fully appreciate the accommodation, condition and potential this superb detached bungalow has to offer.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall UPVC double glazed window to side and front elevation. Storage cupboard. Ceiling light point. Radiator.

Lounge/Diner 21' 2" x 15' 0" (6.46m x 4.56m) UPVC double glazed window to front elevation. Radiator. Two wall light points. Ceiling light point. Feature fire and brick surround.

Kitchen 10' 8" x 9' 1" (3.25m x 2.77m) UPVC double glazed window and door to side aspect. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Radiator. Ceiling light point.

Bathroom UPVC double glazed window to side aspect. Radiator. Spotlighting. Walk in shower enclosure with overhead thermostatic shower. Low flush wc and vanity wash hand unit. Chrome effect towel radiator.

Bedroom 1 10' 4" x 8' 11" (3.16m x 2.72m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 Double glazed aluminium sliding patio doors to rear garden. Radiator. Ceiling light point.

Externally Laid to lawn garden to the front with a block paved driveway leading to a garage with up and over door. To the rear; two paved patio areas and a laid to lawn garden with mature shrubbery.

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.

Viewing 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

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 £2,555 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is 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 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"



