



Independent Estate Agents
Cardwells
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MILBOURNE ROAD, BURY, BL9 6PX



- Semi Detached
- Three/Four Bedrooms
- Conservatory
- Driveway to Front
- Close to Local Amenities
- No Onward Chain
- Newly Fitted Wet Room
- Early Viewing Advised



£270,000

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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 Estate Agents are delighted to bring to market this spacious and highly versatile three/four bedroom semi-detached home, offering generously proportioned accommodation arranged over two floors and ideally suited to a wide range of buyers. Having been well cared for by the current owners, the property also benefits from a number of thoughtful adaptations and is offered for sale with the advantage of no onward chain. The ground floor accommodation begins with a welcoming entrance hallway which provides access to the principal living areas. There is a comfortable lounge, a fitted kitchen and a conservatory overlooking the rear garden, providing an additional reception space which could be utilised as a dining area, sitting room or family room.

Also located on the ground floor are two bedrooms, offering excellent flexibility for buyers requiring single-level living, additional reception rooms, a home office or guest accommodation. A particular feature is the newly fitted wet room, while the adaptable layout makes the property especially suitable for those looking for accessible accommodation without compromising on space.

To the first floor there are a further two well-proportioned bedrooms, with one benefiting from its own en suite facilities. The arrangement of the accommodation means the property can comfortably function as either a three or four bedroom home depending upon the individual requirements of the purchaser.

Externally, the property continues to impress. To the front is a driveway providing off-road parking, together with the added benefit of a recently installed lift providing wheelchair access to the property. To the rear is an enclosed garden featuring a composite decking patio area, ideal for outdoor seating and entertaining, which leads onto a laid-to-lawn garden offering an attractive and manageable outside space.

The location is another major selling point, with the property positioned within easy walking distance of Lowes Park Golf Club, Clarence Park, The Lido and Chesham Woods, providing an excellent choice of nearby green spaces and leisure facilities. A variety of local shops, amenities and transport links are also within convenient reach, making this a particularly well-connected home.

With its generous proportions, flexible accommodation, accessibility features and desirable location, this is a property that needs to be viewed in person to fully appreciate everything it has to offer.

Viewing is highly recommended. 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 14' 1" x 10' 6" (4.3m x 3.2m) UPVC double glazed patio doors to rear aspect. Radiator. Two wall light points. Ceiling light point.

Kitchen 10' 6" x 8' 10" (3.2m x 2.7m) A range of wall and base units with integrated fridge freezer. Stainless steel sink bowl and drainer. Inset gas hob, double electric oven and extractor hood. Plumbed for washer and space for dishwasher. Radiator. Ceiling light point. Open plan to conservatory.

Conservatory 12' 10" x 9' 2" (3.9m x 2.8m) UPVC double glazed windows and patio doors leading to the garden. Spotlighting. Radiator.

Wet Room 7' 3" x 6' 3" (2.2m x 1.9m) UPVC double glazed window to rear aspect. Specially adapted bathroom with no slip flooring. Electric shower. Low flush wc. Wall hung wash hand basin. Wall tiling, Spotlighting. Radiator.

Bedroom 1 - Ground Floor 13' 9" x 10' 2" (4.2m x 3.1m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 3/2nd Reception Room 10' 10" x 9' 6" (3.3m x 2.89m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Landing two ceiling light points. Eaves storage.

Bedroom 2 13' 5" x 10' 6" (4.1m x 3.2m) Three Velux window skylights. Radiator. Two ceiling light points.

Entrance 6' 7" x 4' 3" (2.0m x 1.3m) Velux window skylight. Shower cubicle with overhead thermostatic shower head electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Floor tiling. Chrome effect towel radiator. Ceiling light point.

Bedroom 4 8' 2" x 6' 2" (2.5m x 1.89m) Velux window skylight. Radiator. Ceiling light point.

Externally Paved driveway to the front with raised garden areas with mature plants and shrubbery. Path leading to front door. Lift for disability access. To the rear a composite decked patio area, laid to lawn mature gardens and greenhouse.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD.

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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 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"

