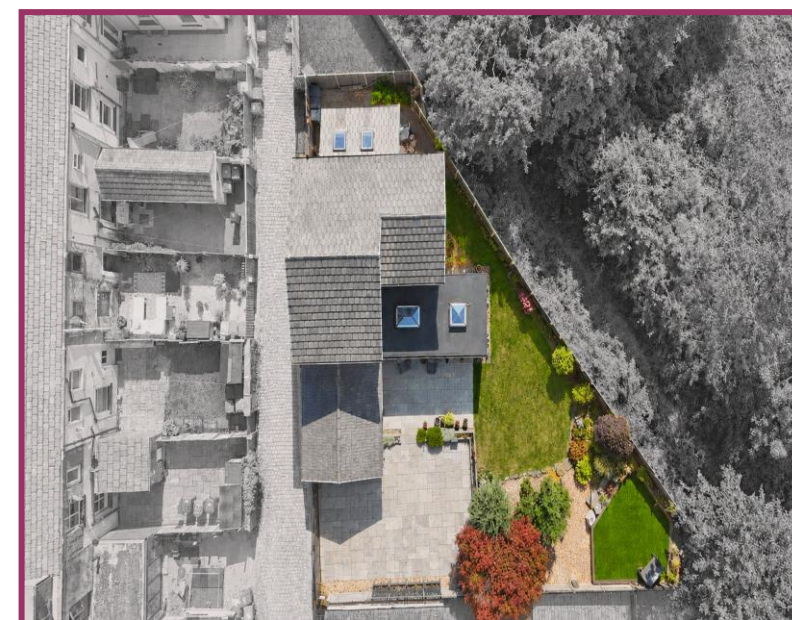




Independent Estate Agents **Cardwells** www.cardwells.co.uk

BURY ROAD, BURY, TOTTINGTON, BL8 3ET



- Three Bedroom Detached
- Gated Driveway
- Integral Garage
- Extended
- Three Reception Rooms
- Study
- Stunning Gardens
- Ideal family Home



£400,000

BOLTON

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

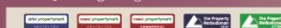
BURY

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 in Bury are delighted to bring to market this truly impressive and individually styled three bedroom detached family home. Tucked away just behind Bury Road within a secure and secluded setting, this substantial property offers an excellent degree of privacy while remaining conveniently positioned for a wide range of local amenities, schools and transport links. Thoughtfully extended over the years, the property provides spacious and highly versatile accommodation, making it an ideal choice for growing families or buyers looking for a home with flexible living and entertaining space. The ground floor is particularly impressive, boasting three generous reception rooms alongside a separate study, providing ample space for formal dining, relaxing, entertaining or working from home. At the heart of the property is a fantastic breakfast kitchen, offering plenty of room for everyday family life and socialising. A downstairs WC and internal access to the integral garage complete the ground floor accommodation. To the first floor are three well-proportioned bedrooms, each offering comfortable accommodation, together with a stylish and modern family bathroom. Externally, the property continues to impress. A gated and secure driveway provides off-road parking and adds to the private feel of the home. The beautifully landscaped garden has been carefully designed to create several distinct areas for relaxing and entertaining, including a paved patio area, a laid-to-lawn garden and an attractive stepped patio area finished with artificial grass. The combination of practical family space and low-maintenance entertaining areas makes the garden an excellent extension of the home during the warmer months. The location is another major advantage. The property is within easy reach of a selection of highly regarded primary and secondary schools, including Tottington High School, making it particularly well suited to families. Local shops, amenities and transport connections are all readily accessible, while Bury, Tottington and Ramsbottom are just a short drive away, providing an excellent choice of shops, restaurants, bars, leisure facilities and countryside walks. Offering a rare combination of space, privacy, versatility and a highly convenient location, this bespoke and individual detached home really must be viewed internally to fully appreciate everything it has to offer. Early viewing is highly recommended. Call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Composite door. Ceiling light point. Door to integral garage. Door to utility storage room.

Utility Storage room 4' 11" x 4' 3" (1.5m x 1.3m)

Lounge 20' 8" x 9' 6" (6.29m x 2.9m) Two UPVC double glazed skylights. Five UPVC double glazed windows. UPVC double glazed patio doors. Electric feature fire and surround. Radiator. Spotlighting. Folding hardwood doors leading to 2nd reception room.

2nd Reception Room 14' 9" x 10' 10" (4.5m x 3.3m) UPVC double glazed window. Spotlighting. Radiator.

Kitchen/Diner 14' 2" x 13' 5" (4.31m x 4.09m) A range of wall and base units with sink and drainer. with integrated dishwasher and washing machine. Space for American fridge freezer. Extractor hood. Space for range cooker. Breakfast island. Radiator. Spotlighting.

3rd Reception Room 14' 2" x 8' 8" (4.31m x 2.65m) Under stairs storage cupboard. Radiator. UPVC double glazed window. Ceiling light point. Stairs to first floor.

Study 6' 7" x 7' 11" (2.0m x 2.41m) UPVC double glazed window and skylight. Radiator. Ceiling light point.

Rear Entrance UPVC double glazed door to rear. UPVC double glazed skylight.

Downstairs WC UPVC double glazed window. Radiator. Low flush wc. Vanity wash hand basin.

First Floor Landing Over stairs storage cupboard. Airing cupboard housing boiler. Radiator. Ceiling light point. Two wall light points.

Bathroom 11' 2" x 6' 1" (3.41m x 1.85m) Tiled panelled bath. Low flush wc. Vanity wash hand basin. Shower cubicle with overhead thermostatic shower. Chrome effect towel radiator. UPVC double glazed window. Spotlighting. Wall tiling.

Bedroom 1 14' 11" x 10' 10" (4.55m x 3.31m) Two UPVC double glazed windows. Spotlighting. Radiator. Fitted wardrobes, drawers and vanity unit.

Bedroom 2 12' 5" x 10' 6" (3.78m x 3.2m) Two UPVC double glazed windows. Ceiling light point. Two radiators. Fitted wardrobes.

Bedroom 3 7' 9" x 8' 10" (2.35m x 2.69m) UPVC double glazed window. Radiator. Ceiling light point. Overhead storage cupboards.

Garage 16' 1" x 13' 1" (4.9m x 4.0m) Integral garage with power and electrics. Electric roller shutter door

Externally Gated and secure driveway for numerous car. Beautiful landscaped gardens to the front side and rear

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. 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 B rated which is at an approximate annual cost of £1,987 (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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

