

**LEA MOUNT DRIVE, BURY, BL9 7RR**



- Semi Detached Dormer Bungalow
- Three Bedrooms
- Detached Garage
- Driveway to Rear
- In Need of Modernisation
- No Onward Chain Delay
- Conservatory
- Early Viewing Advised



**£190,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates

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| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92+)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C |                         | 85        |
| (55-68)  | D |                         |           |
| (39-54)  | E | 50                      |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | EU Directive 2002/91/EC |           |
| <a href="http://www.epc4u.com">www.epc4u.com</a>   |   |                         |           |

Cardwells Estate Agents are delighted to present to the market this spacious and versatile three-bedroom semi-detached dormer bungalow, offered for sale with the significant advantage of no onward chain, making it an ideal opportunity for a straightforward purchase. Although the property would benefit from a programme of modernisation, it offers excellent potential for buyers to personalise and enhance to their own tastes and requirements. The accommodation is thoughtfully arranged and briefly comprises a welcoming entrance hallway, a well-proportioned lounge providing a comfortable living space, a fitted kitchen with scope for improvement, and a bright conservatory overlooking the rear garden. There are three bedrooms, offering flexibility for family living, guest accommodation, or home office use, along with a family bathroom. Externally, the property enjoys attractive landscaped gardens to the front, creating a pleasant first impression, while to the rear there is a generous garden space, ideal for outdoor entertaining, gardening enthusiasts, or further development potential subject to the necessary consents. In addition, the property benefits from a driveway providing off-road parking and a detached garage, offering further storage or secure parking. Situated in a highly convenient and well-regarded location, the property is within close proximity to Fairfield Hospital and benefits from excellent transport links, providing easy access to both Bury and Rochdale, as well as nearby amenities, schools, and local services. This is a fantastic opportunity to acquire a property with considerable potential in a sought-after area. Early viewing is strongly recommended to fully appreciate the scope and possibilities on offer.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Storage cupboard. Ceiling light point. Radiator.

**Lounge** 18' 3" x 11' 1" (5.56m x 3.37m) UPVC double glazed window. Radiator. Ceiling light point. Feature electric fire and surround.

**Kitchen** 10' 0" x 8' 8" (3.06m x 2.65m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker and fridge freezer. Radiator. Ceiling light point.

**Conservatory** 14' 1" x 5' 11" (4.28m x 1.80m) UPVC double glazed throughout with door leading to rear garden.

**Bathroom** 6' 2" x 5' 6" (1.89m x 1.67m) UPVC double glazed window. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin.

**Bedroom 1** 12' 9" x 11' 8" (3.89m x 3.55m) Two UPVC double glazed windows. Three storage cupboards. Ceiling light point. Radiator.

**Bedroom 2** 11' 5" x 12' 0" (3.47m x 3.67m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage cupboard.

**Bedroom 3** 9' 2" x 8' 10" (2.8m x 2.68m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** To the front this property is elevated with steps leading to the front door. A mature landscaped front garden. To the rear a paved patio area, laid to lawn garden with a paved driveway and detached garage.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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 30th May 1962, meaning that there are 935 years remaining. 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 C rated which is at an approximate annual cost of £2,271 (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 the family home is in a position which is regarded as having "No" risk of flooding.

**Thinking of Selling** 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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