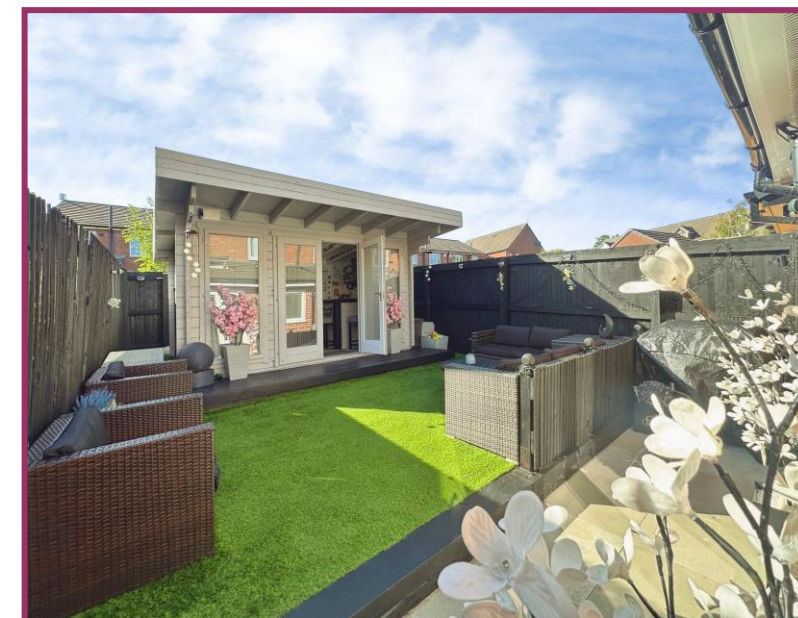


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ATLAS FOLD, BURY, BL8



- Four Bedrooms
- Townhouse
- Driveway
- Landscaped Rear Garden
- Beautifully Presented
- Newly fitted Shower Room
- Extended to Rear
- Early Viewing Advised!



Offers Over £290,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this beautifully presented and deceptively spacious four-bedroom townhouse, offering stylish and versatile living accommodation arranged over three floors. Thoughtfully extended to the rear and finished to an exceptional standard throughout, this superb family home is ready to move straight into and is perfectly suited to growing families seeking both space and modern living. Upon entering the property, you are welcomed by a bright and inviting entrance hallway leading to a downstairs WC. To the front of the home is a spacious dining room, providing a fantastic setting for family meals or entertaining guests. To the rear is a comfortable lounge which flows effortlessly into the impressive rear extension, creating a wonderful open-plan living environment. The modern fitted kitchen has been thoughtfully designed with both style and practicality in mind, offering ample storage and workspace while enjoying views over the beautifully landscaped rear garden. The accommodation is arranged over three floors and comprises four well-proportioned bedrooms, including an impressive principal bedroom benefiting from a contemporary en-suite shower room. The remaining bedrooms are served by a newly fitted family shower room, making this an ideal home for larger families or those requiring additional space for home working or guests. Externally, the property continues to impress. To the front is off-road parking, while to the rear is a beautifully landscaped enclosed garden, designed for both relaxation and entertaining. A particular highlight is the superb garden room, currently utilised as a bar and entertaining space, offering endless possibilities as a home office, gym, games room or hobby room. Conveniently situated close to a range of local amenities, highly regarded schools and excellent transport links, this fantastic home offers easy access to surrounding towns and commuter routes, making it an ideal choice for modern family living. Properties of this quality rarely remain on the market for long. Internal and early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this outstanding home has to offer. Please contact Cardwells Estate Agents to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Door to hallway. Radiator. Ceiling light point.

Downstairs WC Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Dining Room 10' 2" x 8' 6" (3.1m x 2.6m) UPVC double glazed window. Radiator. Ceiling light point.

Lounge 13' 1" x 11' 3" (4.0m x 3.43m) Two radiators. Spotlighting. Electric wall mounted fire place. Understairs storage.

Extended Kitchen 11' 2" x 8' 5" (3.4m x 2.57m) UPVC double glazed patio doors and window. Two Velux skylights. Spotlighting. A range of modern wall and base units with ceramic hob, electric oven and extractor hood. Integrated fridge freezer. Plumbed for washing machine and dishwasher. Wall mounted boiler.

First Floor Landing

Bedroom 3 11' 2" x 10' 3" (3.4m x 3.13m) UPVC double glazed window. Radiator. Ceiling light point. Eaves storage.

Bedroom 4 10' 7" x 9' 11" (3.23m x 3.01m) UPVC double glazed window. Radiator. Ceiling light point.

Shower room 9' 10" x 6' 7" (3m x 2m) UPVC double glazed window. Storage cupboard. Wall and floor tiling. Specially adapted non slip floor and drainage. Over head thermostatic shower. Low flush wc. Vanity wash hand basin. Chrome effect towel radiator. Spotlighting.

Second Floor Landing

Bedroom 1 11' 7" x 14' 8" (3.52m x 4.47m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

En-suite 6' 11" x 4' 3" (2.1m x 1.3m) UPVC Velux window. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

Bedroom 2 17' 1" x 11' 4" (5.2m x 3.45m) Two UPVC double glazed windows. Two radiators. Two ceiling light points.

Externally Parking to the front, to the rear a hard landscaped rear garden with artificial grass, paved patio and garden room which is being utilised as an outdoor bar area with power and electrics.

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 977 years remaining

Council Tax The property is situated in the Borough of Rochdale 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 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.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

