



BELMONT DRIVE, BURY, BL8 2HU



- Detached Bungalow
- Two Bedrooms
- Conservatory
- Garage
- Driveway
- No Onward Chain
- Generous Rear Garden
- Early Viewing Advised



£350,000

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Cardwells estate agents are delighted to bring to market this two bedroom detached bungalow. Offered with no onward chain delay this property comprises; entrance hallway, lounge/dining room, kitchen, conservatory, two double bedrooms and a family shower room. Externally this property boasts generous gardens to the front and rear with a driveway for numerous cars leading to a garage. Situated in a sought after residential area, close to local amenities, transport links and good schools. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point. Radiator. Two storage cupboards.

Lounge/Diner 20' 8" x 16' 1" (6.3m x 4.9m) UPVC double glazed window to front and both side aspects. Two radiators. Two ceiling light points. Feature fire and surround.

Kitchen 9' 6" x 8' 10" (2.9m x 2.7m) UPVC double glazed window to front aspect. UPVC door to side aspects. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer.

Conservatory 9' 10" x 9' 2" (3.0m x 2.8m) UPVC double glazed with patio doors to side leading to garden. Radiator.

Bathroom 6' 3" x 5' 3" (1.9m x 1.6m) UPVC double glazed window to side aspect. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Wall and floor tiling. Spotlighting. Radiator.

Bedroom 1 12' 2" x 11' 6" (3.7m x 3.5m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 12' 2" x 8' 6" (3.7m x 2.6m) UPVC sliding patio doors to conservatory. Radiator. Ceiling light point.

Externally Laid to lawn garden to the front with mature shrubbery. Paved driveway leading to a garage with up and over door. To the rear a paved patio area, laid to lawn garden with planed boarders. Freestanding shed and greenhouse.

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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 28th February 1964, meaning that there are 936 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 £2,146 (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 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"

