









Independent Estate Agents Est. 1982
Cardwells™

www.cardwells.co.uk

BOLTON ROAD, BURY, BL8 2DA



- Edwardian Semi Detached
- Four Bedrooms
- Two Reception Rooms
- Large Dining Kitchen
- Garage
- Ideal Family Home
- Close to Local Amenities
- Early Viewing Advised







£350,000

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.

Independent Estate Agents Est. 1982
Cardwells™

Cardwells Estate Agents are delighted to bring to the market this impressive four-bedroom Edwardian semi-detached residence, offering a wonderful blend of traditional character, generous living accommodation and excellent potential for family living. Ideally positioned in a convenient and well-established residential location, the property is within easy reach of a wide range of local amenities, highly regarded schools and excellent transport links, providing straightforward access into Bury town centre and the surrounding areas. With its spacious and versatile accommodation arranged over two floors, this charming period home presents an excellent opportunity for growing families and buyers seeking a property with both character and practicality. Upon entering the property, an entrance vestibule leads through to a welcoming hallway, providing access to the principal ground-floor accommodation. The property boasts two separate reception rooms, comprising a comfortable lounge, ideal for relaxing and entertaining, together with a separate dining room offering an excellent space for family meals and more formal occasions. A particular feature of the home is the spacious extended kitchen/diner, providing a generous and practical area for everyday family life, with ample room for cooking, dining and socialising. The extended layout enhances the overall living accommodation and creates a versatile space well suited to the demands of modern family living. To the first floor, the property offers four bedrooms, providing flexible accommodation for families of varying sizes, with the potential to utilise one of the rooms as a home office, nursery or guest bedroom if required. A family bathroom completes the internal accommodation. Externally, the property benefits from a garden frontage, adding to its attractive kerb appeal and traditional Edwardian appearance. To the rear is an enclosed yard, offering a private and practical outdoor space with access to the attached single garage and a separate WC, providing additional convenience and useful facilities. Combining the charm and proportions associated with Edwardian architecture with the benefits of an extended kitchen/diner, four bedrooms and two reception rooms, this property offers an appealing opportunity to acquire a substantial family home in a highly convenient location. Early internal viewing is strongly recommended to fully appreciate the size, character and versatility of the accommodation on offer. To arrange your accompanied viewing, please contact Cardwells Estate Agents, Bury, on 0161 761 1215, and a member of our team will be delighted to assist.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Tiled floor. Door to hallway.

Hallway Stairs to first floor. Radiator. Ceiling light point.

Lounge 18' 8" x 14' 1" (5.7m x 4.30m) Two UPVC double glazed bay windows. Radiator. Feature fire place.

Dining Room 15' 5" x 12' 6" (4.71m x 3.81m) Two UPVC double glazed windows. Radiator. Gas fire and feature surround. Ceiling light point.

Dining Kitchen 22' 4" x 11' 9" (6.81m x 3.59m) Two UPVC double glazed windows. Radiator. Gas fire and feature surround. Ceiling light point.

First Floor Landing

Bathroom UPVC double glazed window. Corner bath. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point.

Bedroom 1 15' 6" x 12' 5" (4.72m x 3.78m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 14' 0" x 11' 2" (4.27m x 3.41m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 12' 1" x 11' 1" (3.68m x 3.37m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 4 10' 0" x 7' 2" (3.06m x 2.18m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with paved rear yard.

Garage Single garage with pedestrian access to rear and up and over door.

Tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is freehold

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 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 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"





Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982