



Independent Estate Agents
Cardwells Est. 1982

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CRAG LANE, BURY, BL9 5NE



- Lovely Detached Family Home Sold With No Onward Chain
- Four Bedrooms
- Fitted Kitchen/ Diner & Separate Utility
- Two Reception Rooms
- Two Conservatories
- One Bathroom & One Shower Room
- Stunning, Sizeable Gardens To Front, Rear & side
- Garage with Mezzanine & Driveway



Offers in the region of £575,000

BOLTON

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BURY

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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.



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Located in the highly regarded area of Summerseat, with its lovely walks, views over the River Irwell and access to sporting venues such as Brookbottom Cricket Club, this beautiful four bedroom detached property is offered with no onward chain and requires viewing to fully appreciate the size and standard of accommodation on offer. The ground floor accommodation currently comprises: L-shaped hallway, lounge, conservatory, dining room, fitted kitchen, second conservatory, utility room, two bedrooms and bathroom whilst the first floor has two further bedrooms, a large storage room and second bathroom. The gardens are worthy of particular mention. The substantial gardens are beautifully landscaped to create a lovely and natural feeling space in which to relax, enjoy and have fun. There are spaces to sit and reflect, enjoy the views, dine al fresco, play, stroll and enjoy nature. This lovely property and its gardens can only be appreciated by personal 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 or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 17' 5" x 11' 10" (5.3m x 3.6m) Double glazed door to the front elevation. L-shaped hallway. Two radiators.

Lounge 17' 5" x 11' 10" (5.3m x 3.6m) Double glazed window to the front and side elevations. Focal fireplace in stone surround. Double glazed French doors to the side elevation leading into the conservatory. Radiator.

Conservatory 11' 2" x 11' 2" (3.4m x 3.4m) Double glazed windows to five elevations. Door glazed French doors to the side leading into the garden.

Dining Room 11' 10" x 11' 2" (3.6m x 3.4m) Double glazed window to the rear elevation. Stairs lead off to the first floor landing. Radiator.

Kitchen 14' 5" x 10' 10" (4.4m x 3.3m) Double glazed windows and French doors to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Range cooker. Inset 1 1/2 bowl sink and drainer. Plumbed for dishwasher. Space for fridge and freezer. Tiled floor. Tongue and groove ceiling. Radiator.

Utility room 8' 10" x 8' 2" (2.7m x 2.5m) Double glazed window to the side elevation with double glazed door to the rear. Range of base units with contrasting work services and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Door through to the garage.

Rear Conservatory 9' 6" x 8' 2" (2.9m x 2.5m) Double glazed windows to three elevations. Ceiling light point and fan. Double glazed French door to the rear elevation. Tiled floor.

Ground Floor Bathroom 8' 6" x 6' 7" (2.6m x 2.0m) Two double glazed windows to the rear elevation. Four piece suite comprising: shower cubicle, corner jacuzzi style bath, vanity sink with storage and w.c. Tiled floor. Tiled elevations. Chrome heated towel rail.

Garage 17' 5" x 8' 6" (5.3m x 2.6m) Double glazed window to the side elevation. Up and over door. Half boarded roof space used for storage. Power and lighting. Central heating boiler.

Bedroom 1 14' 5" x 10' 6" (4.4m x 3.2m) Double glazed window to the front elevation. Fitted bedroom furniture including hanging, over bed bridging, drawers and dressing table.

Bedroom 4 9' 10" x 6' 11" (3.0m x 2.1m) Double glazed window to the front elevation. Range of fitted bedroom furniture including wardrobe, over bed bridging and dressing table.

First Floor Landing Stairs lead off the dining room to the first floor landing. Storage cupboard. Eaves storage

Bedroom 3 8' 6" x 8' 2" (2.6m x 2.5m) Double glazed window to the side elevation. Radiator. Eaves storage.

Bedroom 2 14' 1" x 9' 10" (4.3m x 3.0m) Skylight window. Fitted wardrobes and dressing area. Radiator.

Shower Room 8' 6" x 6' 7" (2.6m x 2.0m) Double glazed window to the rear elevation. Three piece suite comprising corner shower cubicle, vanity sink and dual flush WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

Store Room 9' 2" x 8' 6" (2.8m x 2.6m) Skylight windows. Water tank.

Externally The property sits on a sizable plot with ample driveway parking to the front leading to the integral garage and having hedge enclosed lawn and paved patio. There is gated access around the side to a magnificent landscaped rear garden incorporating paved and gravel patio areas leading to raised lawns with mature shrub borders with lovely views beyond.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD We encourage all interested parties to seek clarification of this from their solicitor.

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 or visiting: www.Cardwells.co.uk

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,951 (at the time of writing).

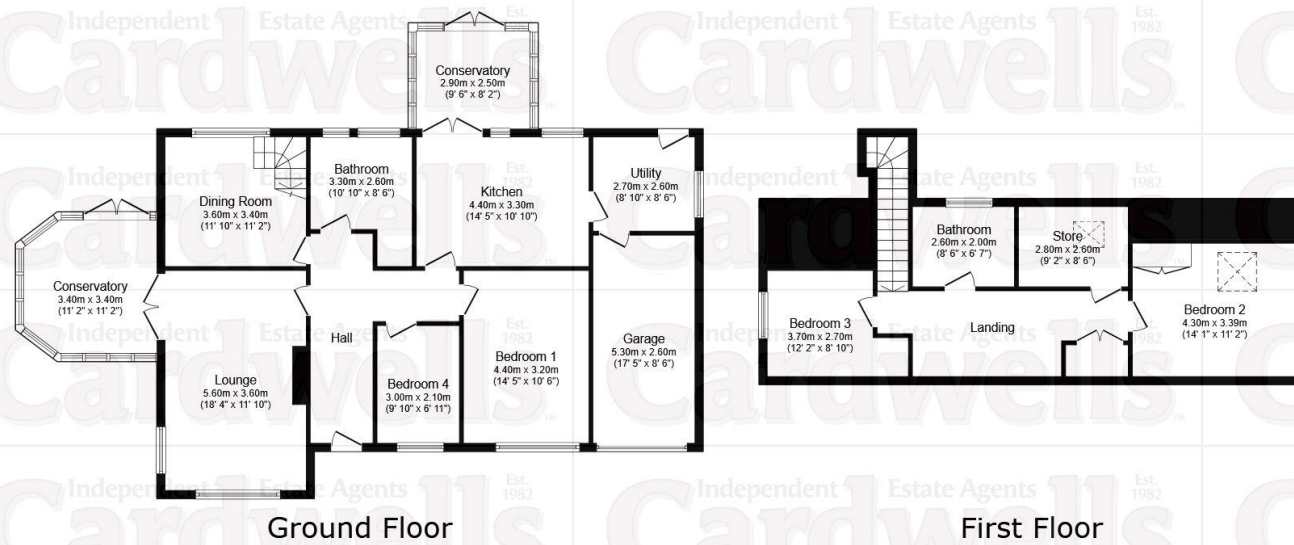
Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" 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 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

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