



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Independent Estate Agents
Cardwells
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MODE HILL LANE, MANCHESTER, M45



- Four Bedroom Detached
- Individually Built
- Driveway
- Generous Rear Garden
- Modern Bathroom & Kitchen
- En Suite
- Downstairs WC
- No Onward Chain Delay



£425,000

Independent Estate Agents
Cardwells
 Est. 1982

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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.

Cardwells Estate Agents in Bury are delighted to bring to market this individually designed and built four-bedroom detached family home, occupying a generous plot within a highly convenient and sought-after area of Whitefield. Offering spacious and versatile accommodation arranged over three floors, this impressive property provides an excellent opportunity for growing families seeking a substantial home with well-proportioned living space, modern fittings and excellent access to local amenities and transport connections. Upon entering the property, a welcoming entrance hallway provides access to two separate reception rooms, offering flexibility for use as a formal lounge, family room, dining room, playroom or home office. A convenient downstairs WC completes the practical ground-floor accommodation. At the heart of the home is the modern fitted dining kitchen, providing ample space for both everyday family living and entertaining. The kitchen offers a range of contemporary units, generous worktop space and room for a dining table, creating a sociable and functional environment. The first floor comprises three well-proportioned bedrooms and a modern family bathroom suite. The second floor is dedicated to a further generous bedroom with its own en-suite facilities, making it ideal as a principal bedroom, guest suite or private space for an older child. Externally, the property benefits from a driveway to the front, providing convenient off-road parking. To the rear is a private and enclosed garden which is not directly overlooked, offering an excellent outdoor space for relaxing, entertaining and family activities. Ideally positioned in Whitefield, the property is within easy reach of an excellent range of shops, schools, leisure facilities and everyday amenities. Whitefield Metrolink station and nearby road and motorway connections provide convenient access to Manchester city centre, Bury and the surrounding areas. Offered for sale with no onward chain delay, this superb and individually built family home must be viewed internally to fully appreciate the size, versatility and standard of accommodation on offer. Early viewing is highly recommended. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Laminate flooring. Radiator. Spotlights.

Reception Room 15' 10" x 8' 4" (4.82m x 2.53m) UPVC double glazed window. Radiator. Ceiling light point. Spotlighting. Laminate flooring.

Reception Room 2 13' 7" x 8' 11" (4.13m x 2.73m) UPVC double glazed window. Radiator. Ceiling light point. Spotlighting. Laminate flooring.

Downstairs WC Low flush wc. Ceiling light point. Laminate flooring.

Kitchen/Dining Room 21' 5" x 8' 0" (6.53m x 2.45m) UPVC double glazed patio doors and window. Spotlighting. Two radiators. Under stairs storage cupboard. A range of modern wall and base units with sink and drainer. Double electric oven, ceramic hob and extractor hood. Plumbed for washing machine. Space for American fridge freezer. Wall mounted boiler. Laminate flooring.

Bathroom 9' 10" x 8' 0" (3.0m x 2.45m) UPVC double glazed window. Spotlighting. Radiator. Panelled bath with thermostatic shower overhead. Low flush wc. Vanity wash hand basin. Wall and floor tiling.

Bedroom 1 14' 1" x 10' 10" (4.3m x 3.3m) UPVC double glazed window. Two wall light points. Ceiling light point. Spotlighting. Radiator. Laminate flooring.

Bedroom 2 11' 10" x 10' 2" (3.6m x 3.11m) UPVC double glazed window. Ceiling light point. Spotlighting. Radiator. Laminate flooring.

Bedroom 3 13' 7" x 10' 2" (4.13m x 3.11m) UPVC double glazed window. Ceiling light point. Spotlighting. Radiator. Laminate flooring.

Bedroom 4 17' 8" x 11' 5" (5.39m x 3.49m) Two Velux skylights. Ceiling light point. Spotlighting. Radiator. Laminate flooring.

En-suite 9' 9" x 9' 2" (2.98m x 2.8m) Velux skylight. Radiator. Ceiling light point. Shower enclose with overhead shower. Low flush wc. Vanity wash hand basin. Partially wall tiled. Floor tiling.

Externally tarmac driveway to the front with gated access to side leading to paved rear patio area and garden.

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

Viewings 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 D rated which is at an approximate annual cost of £2,555 (at the time of writing).

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

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

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"

