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WATERDALE DRIVE, WHITEFIELD, M45 8SB



- Detached Family Home
- Four Bedrooms
- Ensuite & Family Bathroom
- Three Reception Rooms
- Fitted Kitchen
- Driveway Parking to Front
- Good Sized Rear Garden
- Early Viewing Advised



£375,000

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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.



This sizeable four bedroom detached home is situated on a good sized plot. The accommodation briefly comprises: porch, Hall, spacious lounge, leading onto the dining room, fitted kitchen, family room/office, utility room and guest WC. To the first floor, there are four bedrooms, the master having his own ensuite shower room plus a family bathroom. Attractive gardens to the rear, with driveway parking to the front, makes this an ideal family home which, being located in the sought-after area of Whitefield, is certain to attract a good deal of attention in the current market place. Early viewing is advised and can be arranged by calling Cardwells Bury on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Double glazed door to the front elevation leading into the porch with double glazed door leading into the hall.

Hall With doors leading off to the lounge and reception room and stairs leading off to the first floor landing.

Lounge 13' 5" x 13' 4" (4.09m x 4.07m) Double glazed window to the front and side elevations. Laminate floor. Understairs storage. Radiator. Opens into the dining room.

Dining Room 9' 2" x 7' 11" (2.79m x 2.42m) Double glazed French doors to the rear elevation. Laminate floor. Radiator.

Kitchen 12' 1" x 9' 2" (3.69m x 2.79m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob with electric oven. Extractor fan. Inset sink and drainer. Space for fridge freezer. Plumbed for dishwasher. Radiator.

Utility room Door leads off the kitchen into the utility room. Double glazed door to the side elevation. Plumbed for washing machine. Radiator. Door through to guest WC.

Guest WC Double glazed window to the rear elevation. Two piece suite comprising vanity sink unit with WC. Radiator.

Reception Room 17' 10" x 7' 9" (5.21m x 2.35m) Formerly the garage. Double glazed window to the front elevation. Laminate floor. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access with pull-down ladder leading to boarded loft area. airing cupboard. Radiator.

Bedroom 1 11' 6" x 10' 7" (3.51m x 3.22m) Double glazed window to the front elevation. Range of fitted bedroom furniture. Door through to the ensuite.

En-suite Double glazed window to the front elevation. Three-piece suite comprising shower, cubicle, vanity sink and close coupled WC. Tiled floor. Tiled elevations.

Bedroom 2 11' 2" x 10' 0" (3.4m x 3.06m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Bedroom 3 13' 2" x 8' 2" (4.01m x 2.49m) Double glazed window to the front and side elevations. Fitted wardrobes. Radiator.

Bedroom 4 8' 5" x 7' 5" (2.67m x 2.27m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

Shower Room Double glazed window to the rear elevation. Three-piece suite comprising shower cubicle, vanity sink unit with dual flush WC. Chrome heated towel rail. Tiled floor. Tiled elevations.

Externally The front of the property enjoys driveway parking whilst the rear has a good sized garden area with paved patio and lawn area with mature shrub borders.

Price £375,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property was originally leasehold, enjoying the remainder of the 999 year term which started on 11th May 2000 meaning that there are 975 years remaining, however the seller has informed us that they have purchased the Freehold, 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 E rated which is at an approximate annual cost of £2,663.89 (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 property is "Very Low" risk.

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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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"

