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DORSET CLOSE, HEYWOOD, OL10 3JA



- Three Bedrooms
- Garage
- Orangery
- Cul-de-Sac Position
- Modern Fitted Kitchen
- Recently Fitted uPVC Windows
- Driveway for Four Cars
- Beautiful Garden



Offers in the region of £265,000

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BURY
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 11 Institute St, Bolton, BL1 1PZ
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Located at the head of a quiet cul-de-sac and having possibly the largest and nicest corner plot garden we have seen for some time, is this superb property on Dorset close, Heywood. To the front of the property there is concrete imprinted driveway providing off road parking for numerous vehicles and or a caravan / motorhome and leading to a sizeable detached garage with power and lighting. The rear enjoys a superb and sizeable garden with paved patio area leading to a stunning tiered mature garden which extends to a further "secret" garden area having storage. Entering into the property you have a hallway which leads to the sizable lounge which in turn leads to a modern, recently built orangery which is ideally located to make the most of the views over the landscaped garden. Furthermore, to the ground floor there is a fantastic modern fitted kitchen with granite worktops and integrated appliances, a third bedroom and a shower room. To the first floor, there are two good sized bedrooms, the master bedroom having fantastic views to the front and fitted wardrobes. The second bedroom is also of a good size having an ensuite WC with the potential of creating a larger ensuite shower room. 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 Stairs leading to the first floor, laminate effect flooring, radiator, under stairs, storage

Lounge 21' 2" x 10' 7" (6.44m x 3.22m) Two ceiling light points, one double glazed window to the front elevation, remote controlled living flame gas fire with marble effect surround. Sliding patio doors leading to the orangery.

Orangery 12' 11" x 8' 10" (3.94m x 2.70m) Downlights. Double glazed window to rear elevation and bi folding doors leading to the patio and rear garden.

Kitchen 13' 11" x 7' 11" (4.24m x 2.41m) Downlights. Double glazed window to the rear elevation Range of fitted wall and base units with granite worktops and splashback's, integrated dishwasher and washer / dryer, halogen, hob and electric oven.

Bedroom 3 8' 3" x 7' 8" (2.52m x 2.33m) Ceiling light point double glazed window to the front and one radiator

Bathroom 7' 7" x 5' 1" (2.30m x 1.56m) Downlights, heated towel rail, tiled walls, shower cubicle, built-in vanity sink unit & WC.

First Floor Landing. Storage cupboard

Master bedroom 14' 4" x 10' 6" (4.38m x 3.21m) Spotlights, double glazed window to the front with views, fitted wardrobes and fitted drawers.

Bedroom Two 10' 11" x 10' 7" (3.33m x 3.22m) Ceiling light point double glazed window to the side radiator, door to ensuite WC.

Externally To the front of the property is a imprinted concrete driveway with parking for approx 4 cars

Price £275,000

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.

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

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is C rated which is at an approximate annual cost of £1,786 at the time of writing).

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.

Plot Size Cardwells Estate Agents Bury pre-marketing research indicates that the overall plot size is 0.18 of an acre.

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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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