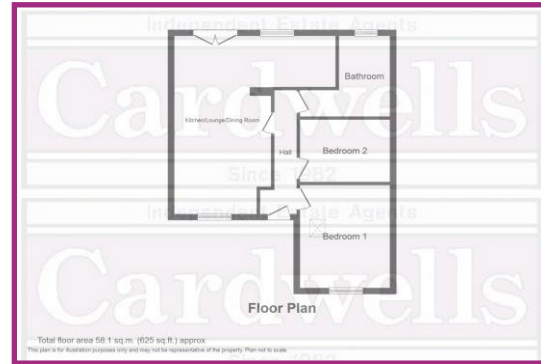


Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have 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"



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PENNINE CLOSE, BURY, BL8 1RB



- Stunning Semi Det True Bungalow
- Redesigned & Refurbished
- Two Bedrooms
- Open Plan L Shaped Living Areas
- Plans Approved for Loft Bedrooms
- Opportunity to Personalise
- Large Corner Plot with Parking
- Early Viewing a Must



£250,000

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
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LETTINGS & MANAGEMENT
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 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.

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This stunning semi detached true bungalow has been the subject of a full redesign and refurbishment making for extremely stylish and well thought-out accommodation well suited to those needing level access living. For those requiring even more space, plans have been approved for an extension and accommodation in the roof space. The quality and attention to detail of this lovely home can only be appreciated by internal inspection, currently comprising, hall, L shaped open plan living area with lounge/ dining and fitted kitchen, two bedrooms (master with vaulted ceiling and a bathroom with three piece suite. We are already getting a lot of interest in this property and so early viewing is advised to avoid missing out. Buying the property at this stage allows for personalised optional extras to be added by the developer including; Your own lighting installed, EV charging unit installed, Security System installed and Decorated to your style. Viewing is essential to fully appreciate the property and can be arranged through our Cardwells Bury Estate Agents office on 0161 761 1215, via email using bury@cardwells.co.uk or online [@cardwells.co.uk](https://www.cardwells.co.uk).

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Composite door to the front elevation leading into the hall, measuring 4.5 m. Recessed spotlights. Central heating radiator. Loft access with pulldown ladder. Doors leading off to all rooms.

Open Plan Lounge/Diner 21' 4" x 9' 6" (6.5m x 2.9m) Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Opens into the kitchen area.

Kitchen Area Double glazed window to the rear elevation. Range of Fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Integrated appliances include oven hob and extractor.

Bedroom 1 12' 5" x 10' 4" (3.79m x 3.14m) Double glazed window to the front elevation. Vaulted ceiling with skylight. Double glazed window to the side elevation. Radiator.

Bedroom 2 10' 4" x 7' 7" (3.14m x 2.3m) Double glazed window to the side elevation.

Bathroom 9' 9" x 5' 11" (2.97m x 1.8m) Double glazed window to the rear elevation. Tiled elevations. Three-piece suite comprising shower bath with shower and screen over, close couple, WC and pedestal wash handbasin.

Externally This stunning semi detached true bungalow has been the subject of a full redesign and refurbishment making for an extremely stylish and well thought out accommodation well suited to those needing level access living. For those requiring even more space, plans have been approved for an extension and accommodation in the roof space. The quality and attention to detail of this lovely home can only be appreciated by internal inspection, currently comprising, hall, L shaped open plan living area with lounge/ dining and fitted kitchen, two bedrooms (master with vaulted ceiling and a bathroom with three piece suite. We are already getting a lot of interest in this property and so early viewing is advised to avoid missing out. Buying the property at this stage allows for personalised items to be added including;

Price £250,000

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.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is BA rated which is at an approximate annual cost of £1,612 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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.

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

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

