



COTSWOLD CRESCENT, BURY, BL8 1QF



- Not Overlooked to Rear
- Three Bed Semi Detached
- Extended to Rear
- Recently Fitted Kitchen
- Guest Cloaks/WC
- Driveway & Large Garage
- Conservatory
- Well Presented Throughout



£300,000

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Located just off of Walshaw Road is this quiet and not over looked semi detached family home situated in Cotswold Crescent. This well presented property has been extended over the years to create a wonderful family home. Internally the accommodation comprises an entrance hallway, cloakroom/Wc, office, modern fitted kitchen, lounge, dining area and conservatory to the ground floor with three bedrooms and a recently fitted modern shower room to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury on 0161 761 1215, email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, tiled flooring, double glazed window to the front.

Guest Cloaks/WC 5' 3" x 2' 5" (1.61m x 0.74m) Ceiling light point, tiled flooring, wash hand basin, double glazed window to the side.

Office 9' 10" x 7' 3" (2.99m x 2.21m) Ceiling light point, double glazed window to the front, radiator, laminate effect flooring.

Kitchen 13' 2" x 8' 0" (4.01m x 2.44m) Ceiling light point, double glazed window to the side, double glazed door to the side, radiator, tiled flooring with splashback to the walls, wall mounted boiler, fitted wall and base units with a breakfast bar, stainless steel sink with mixer tap and drainer, extractor fan, space for an electric oven, space for a slimline dishwasher, washing machine and fridge/freezer.

Lounge Area 16' 3" x 9' 9" (4.96m x 2.97m) Ceiling light point, laminate effect flooring, radiator, opens to the:

Dining Area 18' 3" x 9' 3" (5.57m x 2.82m) Ceiling light point, laminate effect flooring, radiator, door leading into the:

Conservatory 12' 8" x 12' 3" (3.86m x 3.74m) Ceiling light point, tiled flooring, french doors to the side.

First Floor Landing Ceiling light point, double glazed window to the side, storage cupboard.

Bedroom 1 12' 6" x 9' 9" (3.80m x 2.98m) Ceiling light point, double glazed window to the rear, radiator, walk in wardrobe, laminate effect flooring.

Bedroom 2 9' 9" x 7' 10" (2.98m x 2.39m) Ceiling light point, double glazed window to the front, laminate effect flooring, radiator.

Bedroom 3 8' 1" x 6' 1" (2.47m x 1.85m) Ceiling light point, double glazed window to the rear, radiator, laminate effect flooring.

Bathroom 6' 10" x 5' 3" (2.08m x 1.60m) Ceiling light point, Wc, vanity unit with inset sink, radiator, double glazed window to the side, tiled walls, vinyl flooring.

Externally Block paved driveway with a gate which leads to the alarmed double garage at the rear with a low maintenance garden area and not being overlooked.

Price £300,000

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 900 year term which started on 23/8/1973, meaning that there are 849 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. 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 C rated which is at an approximate annual cost of £1,842 (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 this family home is in a position which is regarded as having a "very low" risk of flooding.

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

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"

