



- Extended Semi Det Family Home
- Two Reception Rooms
- Conservatory
- Large Garden to Rear
- Three Bedrooms
- Freehold
- Close to Metro Link
- Internal Viewing Recommended



**£325,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located on the ever popular Laburnum Drive and ideally situated for access to various shops, schools and the Whitefield metro link, is this superb extended family home. Internally the property comprises an entrance hall, cloakroom/Wc, lounge, kitchen, dining room and conservatory to the ground floor with three double bedrooms and a family bathroom to the first floor.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Door into hall.

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

**Cloaks/WC** Ceiling light point, double glazed window to the side, radiator, laminate effect flooring, Wc, wash hand basin.

**Lounge** 17' 4" x 10' 10" (5.29m x 3.30m) Ceiling light point, radiator, double glazed bay window to the front, laminate effect flooring.

**Kitchen** 15' 3" x 7' 10" (4.64m x 2.38m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the rear, double glazed frosted door to the side, fitted wall and base units with extractor fan, electric job and double electric oven, breakfast bar, ceramic sink with mixer tap and drainer, space for a washing machine, dryer, dishwasher and fridge/freezer.

**Dining Room** 10' 11" x 7' 1" (3.32m x 2.15m) Ceiling light point, laminate effect flooring, radiator, sliding patio doors leading to the conservatory.

**Conservatory** 9' 11" x 9' 3" (3.02m x 2.82m) Laminate effect flooring, french doors to the side.

**First Floor Landing** Ceiling light point, double glazed window to the side

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**Bedroom 1** 10' 11" x 8' 7" (3.33m x 2.62m) Ceiling light points, fitted wardrobes, laminate effect flooring, radiator, double glazed bay window to the front.

**Bedroom 2** 10' 11" x 8' 6" (3.33m x 2.59m) Ceiling light points, fitted wardrobes, laminate effect flooring, radiator, double glazed window to the rear.

**Bedroom 3** 15' 7" x 6' 10" (4.76m x 2.08m) Ceiling light points, fitted wardrobes, laminate effect flooring, radiator, double glazed window to the rear.

**Bathroom** 7' 9" x 5' 5" (2.37m x 1.65m) Spotlights, double glazed window to the front, heated towel rail, vinyl flooring, Wc, pedestal sink, "P" shaped panelled bath with rainfall shower.

**Externally** To the front of the property there is small lawned garden with driveway parking leading down the side. At the rear of the house there's a large patio area and extensive lawn with well stocked and mature borders to the rear and sides.

**Price** £325,000

**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 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.

**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** 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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