

Independent Estate Agents
Cardwells Est. 1982

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LOSTOCK DRIVE, BURY, BL9 5HP



- No Onward Chain
- Semi Detached True Bungalow
- Two Bedrooms
- Low Maintenance Gardens
- Driveway & Garage Parking
- Quiet Cul-De-Sac
- Gas Central Heating
- Double Glazing



£200,000

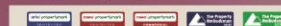
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Located just off Walmersley Road, on a quiet residential cup-de-sac, is this semi detached true bungalow which is being offered for sale with NO ONWARD CHAIN. Internally the property comprises an entrance hall, lounge, two bedrooms, kitchen and a bath/shower room. The property is very well maintained throughout and has low maintenance gardens to the front and the rear with driveway parking leading to a detached single garage. Internal inspection is highly recommended to appreciate the accommodation on offer. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, storage cupboard with wall mounted boiler.

Lounge 16' 11" x 11' 5" (5.15m x 3.48m) Ceiling light point, double glazed window to the front, radiator, gas fire.

Inner Hallway Ceiling light point, loft access

Kitchen 9' 8" x 8' 8" (2.95m x 2.65m) Ceiling light point, double glazed window to the side, door to the side, ladder radiator, fitted wall and base units with extractor fan, space for an electric cooker, washing machine and fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 1 12' 2" x 11' 5" (3.72m x 3.49m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

Bedroom 2 9' 0" x 8' 8" (2.75m x 2.64m) Ceiling light point, radiator, double glazed window and door to the rear.

Bathroom 6' 4" x 5' 5" (1.94m x 1.65m) Ceiling light point, double glazed window to the side, heated towel radiator, extractor fan, Wc, pedestal sink, walk-in shower cubicle, tiled walls.

Externally To the front of the property there is a driveway which leads down the side of the property to a detached single garage with electric up and over door. Beautiful and well kept low maintenance garden to the front and the rear.

Price £200,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD.

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 the property 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

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"

