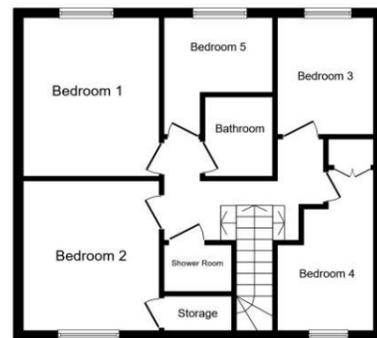


Ground Floor



First Floor

Total floor area 94.9 sq.m. (1,022 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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COTSWOLD CRESCENT, BURY, BL8 1QP



- Extended Semi Det Family Home
- Five Bedrooms
- Modern Bathroom & Shower Room
- Modern Kitchen
- Guest Cloaks/WC
- Carport & Detached Garage
- Lounge & Dining Room
- Internal Viewing Recommended



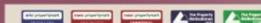
OIRO £330,000

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
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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.



Located just off Walshaw Road, in the ever popular Cotswold Crescent I'd this beautifully presented, extended semi detached family home offering good sized accommodation throughout. Internally the property comprises an entrance hallway, cloakroom/Wc, lounge, dining room and modern fitted kitchen to the ground floor with five good sized bedrooms, modern family bathroom and shower room to the first floor. For further information please contact Cardwells Estate Agents Bolton 01617611215 or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, storage cupboard, double glazed window to the front, vinyl flooring

Guest Cloaks/WC Ceiling light point, vanity unit with inset sink, Wc, extractor fan.

Lounge 14' 2" x 9' 8" (4.31m x 2.95m) Ceiling light point, wall lamps, radiator, double glazed window to the front, archway to the dining room.

Dining Room 9' 10" x 9' 2" (2.99m x 2.79m) Ceiling light point. Double glazed window to the rear, radiator.

Kitchen 13' 4" x 7' 10" (4.07m x 2.39m) Downlights, double glazed window to the rear and side, door to the rear, fitted wall and base units with integrated extractor fan, gas hob, electric oven, dishwasher, washing machine, sink with mixer tap and drainer, sink with mixer tap and drainer, tiled splashback to the walls.

First Floor Landing Split level landing, down lights, loft access.

Bedroom 1 12' 2" x 9' 10" (3.71m x 2.99m) Ceiling light point, fitted robes, double glazed window to the rear.

Bedroom 2 11' 6" x 9' 8" (3.50m x 2.95m) Ceiling light point, fitted robes, double glazed window to the front.

Bedroom 3 11' 4" x 6' 11" (3.46m x 2.11m) Ceiling light point, fitted robes, double glazed window to the rear.

Bedroom 4 12' 4" x 6' 11" (3.77m x 2.10m) Ceiling light point, fitted robes, double glazed window to the front.

Bedroom 5 7' 11" x 6' 4" (2.42m x 1.94m) Ceiling light point, double glazed window to the rear.

Family Bathroom 6' 10" x 5' 3" (2.09m x 1.59m) Downlights, panelled ceiling and walls, radiator, bath with shower over, vanity unit with wc and sink, vinyl flooring and extractor fan.

Externally Block paved driveway leading to a carport and double garage at the rear. Lawned front garden with borders. To the rear of the property there is a low maintenance garden with astroturf and a block paved patio area.

Price OIRO £330,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 18th October 1960, meaning that there are 936 years remaining. Our clients advise us that leasehold charge is £20.00 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 the property is set not set within a conservation area.

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"

