

HAMPSHIRE CLOSE, BURY BL9 9EZ



- Semi Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Breakfast Kitchen
- Bathroom plus Shower Room
- Gardens to Front & Rear
- Garage & Driveway Parking
- Early Viewing Advised



£250,000

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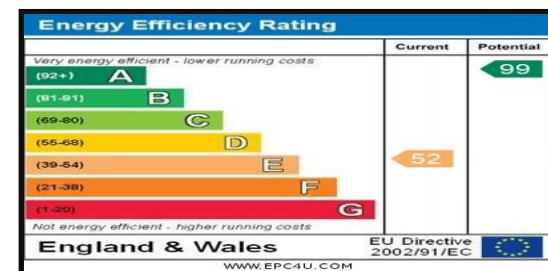
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



This three bedrooms semi detached property is located in a convenient position approximately half a mile from Bury town centre with shops, schools, and amenities close by. The accommodation is well presented and briefly comprises; Vestibule, entrance hall, lounge, separate dining room, breakfast kitchen and bathroom to the ground floor. To the first floor are three double bedrooms and shower room. Externally the property enjoys gardens to the front & rear with a good sized driveway leading to the detached garage. Early viewing is advised and can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Upvc door access to the side,

Entrance Hall Radiator.

Lounge 20' 1" x 16' 4" (6.11m x 4.98m) L-Shaped room. Two double glazed windows to the front, gas living flame coal effect gas fire with feature surround, television point, two ceiling light point, two radiators. Stairs lead off to the first floor.

Dining Room 11' 2" x 10' 1" (3.41m x 3.07m) Double glazed windows and double glazed French style doors to the rear, laminate floor, ceiling light point and radiator.

Kitchen/Breakfast Room 15' 5" x 8' 4" (4.71m x 2.53m) Double glazed window and door access to the rear, selection of wall & base units with work surfaces to complement, breakfast bar, plumbed for washing machine & Dishwasher, space for cooker and fridge/freezer, down lighting and radiator.

Bathroom Double glazed frosted window to the side, three piece suite comprising of; Low level w.c, hand wash basin set in vanity unit and bath with shower over, tiled elevations, down lighting and radiator,

First Floor Landing Double glazed window to the side, ceiling light point and radiator.

Bedroom 1 14' 5" x 9' 7" (4.40m x 2.91m) Double glazed window to the rear, ceiling light point and radiator.

Bedroom 2 14' 6" x 8' 0" (4.43m x 2.44m) L-Shaped. Two double glazed window to the front, ceiling light point and radiator.

Bedroom 3 9' 7" x 8' 11" (2.91m x 2.73m) Double glazed window to the rear, ceiling light point and radiator.

Shower Room Double glazed frosted window to the side, three piece suite comprising of; Low level w.c, hand wash basin set in vanity unit and walk in shower cubicle, down lighting and radiator.

Detached Garage Up & over door to the front, lighting and power points.

Externally The front of the property is laid mainly to lawn with a good sized block paved driveway leading around the side and up to the detached garage. The rear garden has a block paved patio perfect for al fresco dining which leads to an artificial grass lawn and is not over looked.

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 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 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

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

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"

