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**AJAX DRIVE, BURY, BL9 8EE**



- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear
- Requires some Updating
- No Onward Chain Delay
- Sought After Location
- Early Viewing Advised



**£225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in an ever popular area just off Sunnybank Road. This three bedroom semidetached offers huge potential to create a property to your own style and taste. This has been the family home for many years and is now time to be passed on to a new family. The accommodation requires some updating, but briefly comprises entrance porch, hall, lounge, dining room, kitchen, three bedrooms and a bathroom with three piece suite. Externally the property has garden to both the front and rear with the rear being of a particularly good size. Driveway parking to the side leading to a detached garage. 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

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

**Entrance Porch** Twin glazed door and windows to the front elevation leading into the porch. Double glazed door to the front elevation leading into the hall.

**Hallway** Stairs lead off to the first floor landing. Meter cupboard. Radiator. Storage cupboard.

**Lounge** 10' 6" x 9' 10" (3.21m x 2.99m) Double glazed bay window to the front elevation. Living flame, gas fire. Radiator.

**Dining Room** 11' 11" x 10' 6" (3.62m x 3.19m) Door door and window to the rear elevation leading into the conservatory. Living flame gas fire. Radiator.

**Conservatory** 8' 8" x 7' 10" (2.65m x 2.39m) Double glazed windows to the rear and side elevations. Power point.

**Kitchen** 8' 4" x 6' 11" (2.53m x 2.10m) Double glazed window to the rear elevation with double glazed door to the side. Range of base units with complementary work surfaces and matching wall mounted cabinets. Under stairs storage. Inset one and a half bowl sink and drainer. Plumbed for washing machine. Gas point for cooker. Central heating boiler.

**First Floor Landing** Stairs lead off from the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom 1** 12' 0" x 9' 11" (3.65m x 3.03m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 9' 11" x 9' 11" (3.03m x 3.03m) Double glazed window to the rear elevation. Radiator. Built in wardrobes.

**Bedroom 3** 8' 8" x 7' 7" (2.64m x 2.30m) Double glazed window to the front elevation. Radiator.

**Bathroom** 6' 11" x 5' 7" (2.10m x 1.71m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower over, vanity sink unit and close. Coupled WC. Tiled elevations. Radiator.

**Externally** The front of the property has a lawn with shrub and hedge borders with tarmac driveway leading around the side and onto the detached garage. The rear of the property has a paved patio area with steps leading up to a raised lawn with shrub and hedge borders.

**Price** £225,000

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**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 B rated which is at an approximate annual cost of £1,612 (at the time of writing).

**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"

