

**HENDON DRIVE, BURY, BL9 9TT**



- No Onward Chain
- Semi Detached Dormer Bung
- Three Bedrooms
- Quiet cul-de-sac Position
- Gardens to Front & Rear
- Driveway & Garage Parking
- Kitchen/Breakfast Room
- Lounge & Dining Room



**OIRO £250,000**

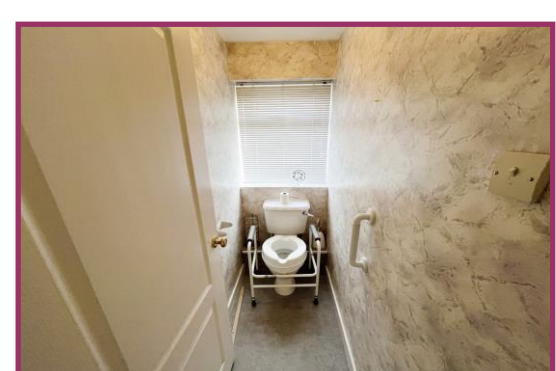
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Offered for sale with no onward chain and located within a quiet cul-de-sac is this semi detached dormer bungalow. Whilst needing some modernisation, this property would make a wonderful home. Internally the accommodation comprises a kitchen/breakfast room, lounge, dining room and double bedroom to the ground floor with two double bedrooms, separate wc and shower room to the first floor. Externally there is a well manicured lawned garden to the front with driveway parking leading to the garage at the side of the property and to the rear of the property, there is a lawn garden with raised borders to the rear patio area and the door leading to the garage. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email ourselves bury@cardwells.co.uk or visit cardwells.co.uk

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

**Entrance Hallway** Ceiling light point, radiator, understairs storage, stairs to the first floor.

**Kitchen/Breakfast Room** 15' 8" x 10' 5" (4.77m x 3.17m) Ceiling light points, radiator, double glaze window to the rear door to the rear fitted wall and base units with extractor fan space for a electric cooker, washing machine, stainless steel sink with mixer tap and drainer part carpeted part tiled floor with tiled splashback to the kitchen walls.

**Lounge** 15' 11" x 10' 5" (4.84m x 3.17m) Ceiling light point, coving to the ceiling, feature fireplace, double glazed window to the front, radiator, archway, leading to the dining room.

**Dining Room** 9' 3" x 8' 5" (2.83m x 2.56m) Ceiling light point, double glazed window to the front, radiator.

**Bedroom 3** 12' 6" x 9' 4" (3.82m x 2.85m) Ceiling light point, radiator, fitted wardrobes, double glazed window to the rear.

**Landing** Ceiling light point, double glazed window to the front, storage to the eaves, loft access.

**Bedroom 1** 12' 0" x 10' 6" (3.67m x 3.20m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

**Bedroom 2** 10' 6" x 10' 1" (3.20m x 3.07m) Ceiling light point, double glazed window to the rear, radiator, fitted and free standing wardrobes.

**Shower Room** 9' 3" x 6' 3" (2.83m x 1.91m) Ceiling light point, double glaze window to the side, pedestal sink, walking shower, cubicle, radiator, vinyl flooring, storage cupboard.

**separate WC** 6' 3" x 2' 10" (1.91m x 0.87m) Ceiling light point, double glazed window to the side, WC.

**Externally** To the front of the property, there is a well manicured lawned garden with driveway parking leading to the garage at the side of the property. At the rear of the property, there is a lawn garden with raised borders to the rear patio area and the door leading to the garage.

**Pricc** OIRO £250,000

**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

**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 29th September 1969, meaning that there are 945 years remaining. 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

**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"

