



- Recently Modernised Throughout
- Semi Detached Dormer Bungalow
- Two Double Bedrooms
- Purpose Built Office
- Large Open Plan Lounge
- Modern Fitted Bathroom
- New Block Paved Driveway
- Low Maintenance Rear Garden



**OIRO £260,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain and situated within a quiet cul-de-sac on Seddon's Farm is this semi detached dormer bungalow, which has gone through a range of improvements. Entrance to the property is via a porch at the front which leads into a large open plan lounge which has oak flooring and a living flame gas fire. From the lounge there is a good sized conservatory which has recently had the roof insulated so it can be used all year round. The kitchen is a good size and has a range of fitted wall and base units with space for an American style fridge/freezer and a range oven. Also to the ground floor there's a modern fitted bathroom with Wc, large sink with dual mixer taps and a panelled bath with an electric shower above. To the first floor there are two double bedrooms, both of which have recently been fitted with wardrobes and a there's also a newly fitted Wc. Externally there is a recently built, block paved driveway to the front which has had new drainage installed in 2023 and leads down the side of the property to gates accessing the rear. The rear of the property is low maintenance with a flagged patio area and a large wooden built storage shed/office. This purpose built shed is part utility, part office. Within the utility there is a radiator and plumbing for the washing machine with fitted storage cupboards. The office takes up the majority of the "shed" and has electric, gas central heating and wired internet connection all connected from the main house. Whilst this is a fantastic office space it can be utilised in many different ways, whether it be a gym or a games room. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 Email bury@cardwells.co.uk or visit cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** 8' 2" x 3' 7" (2.49m x 1.10m) Ceiling light point, radiator, oak flooring, fitted storage cupboard with wall mounted boiler.

**Lounge** 25' 1" x 13' 3" (7.64m x 4.03m) Downlights, coving to the ceiling, living, flame gas fire, oak flooring, radiator, double glazed window to the front.

**Conservatory** 10' 4" x 8' 9" (3.16m x 2.66m) Wall lamps, towel, flooring, radiator, double glazed door to the side, double glazed windows.

**Bathroom** 7' 11" x 6' 6" (2.41m x 1.97m) Ceiling light point, coving to the ceiling, WC, vanity unit with large sink, and two mixer taps, panel bath with mixer tap, and electric shower over, radiator.

**First Floor Landing** Ceiling, light point, alarm point.

**WC** 7' 11" x 6' 6" (2.41m x 1.97m) Wall lamps, skylight, vanity unit with inset sink, WC, heated towel rail.

**Bedroom 1** 14' 2" x 8' 7" (4.32m x 2.61m) Ceiling light point, double glazed window to the rear, radiator, recently fitted wardrobes, storage to the eaves.

**Bedroom 2** 9' 11" x 7' 5" (3.03m x 2.27m) Ceiling light point, double glazed window to the rear, radiator, storage cupboard, recently fitted cupboards.

**Externally** To the front of the property there is a recently built, block paved driveway which has had new drainage installed in 2023 which leads down the side of the property to gates accessing the rear. The rear of the property is low maintenance with a flagged patio area and a large wooden built storage shed/office. This purpose built shed is part utility, part office. Within the utility there is a radiator and plumbing for the washing machine with fitted storage cupboards. The office takes up the majority of the "shed" and has electric, gas central heating and wired internet connection all connected from the main house. Whilst this is a fantastic office it can be utilised in many different way whether it be a gym or a games room.

**Price** OIRO £260,000

**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 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).

**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

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