



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	60	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Semi Detached family Home
- Three Good Sized Bedrooms
- Plantation Blinds
- Conservatory with Insulated Roof
- Kitchen/Diner & Utility
- Driveway & Garage Parking
- Modern 3 Piece Bathroom
- Large Private Garden



**£290,000**

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Cardwells Estate Agents Bury are pleased to bring to the market this beautiful semi detached family home located on a quiet estate in Bury. You enter the property via the hallway which leads to a good sized lounge with plantation blinds. The lounge also has double doors that open into the kitchen/dining room which has a range of fitted wall and base units with complimentary worktops. The dining area also has concertina doors which lead into the conservatory. This room can be used all year round as it has an insulated roof with double glazed windows and french doors that open up onto the Indian stone patio area. The kitchen/diner also leads to the utility area which has space for an American style fridge freezer, washing machine, dryer and also has a door leading to the garage and a door leading again to the patio area. To the first floor there are three good sized bedrooms, two of which are double with the master having fitted wardrobes. The family bathroom is superb and has a three piece suite incorporating a wc, panelled bath with mixer tap, shower and a vanity unit with sink. Externally there is a lawned garden with stone driveway leading to the garage at the front. The rear of the property isn't overlooked and has far reaching views. The garden is a fantastic size and has an Indian stone patio area which leads onto the well manicured lawn which in turn leads to the raised beds and vegetable plots.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Ceiling light point, radiator, laminate effect, flooring, under stairs storage.

**Lounge** 12' 10" x 11' 2" (3.90m x 3.41m) Ceiling light point, double glazed window to the front with plantation blinds, radiator.

**Kitchen/Diner** 17' 4" x 9' 5" (5.28m x 2.88m) Downlights, double glazed window overlooking the garden to the rear of the property, fitted wall and base units with extractor fan, induction hob, electric oven, one and a half bowl stainless steel sink with mixer tap and drainer, laminate effect flooring, tiled splashback to the kitchen walls, radiator, concertina doors leading into the conservatory.

**Conservatory** 11' 9" x 8' 5" (3.58m x 2.57m) Wall lamps, laminate effect flooring, double glazed windows to the rear and sides, double glazed french doors leading into the patio, insulated roof.

**Utility room** 7' 8" x 7' 7" (2.33m x 2.32m) Downlights, laminate effect, flooring, wall mounted boiler, fitted base units with space for a washing machine and dryer, space for an American style, fridge, freezer, door, leading to the garage and door leading to the patio area.

**Garage** 13' 11" x 8' 3" (4.23m x 2.51m) Ceiling, light points, double glazed window to the side, up and over garage door.

**First Floor Landing** Ceiling light point, double glazed window to the side, loft access.

**Bedroom 1** 12' 10" x 10' 11" (3.90m x 3.34m) Downlights, fitted wardrobes, double glaze window to the front with plantation blinds, radiator.

**Bedroom 2** 10' 11" x 9' 6" (3.34m x 2.90m) Ceiling light point, radiator, double glaze window to the rear with plantation blinds.

**Bedroom 3** 8' 9" x 7' 11" (2.67m x 2.41m) Ceiling light point, radiator, double glazed window to the front with plantation blinds.

**Bathroom** 8' 5" x 5' 5" (2.56m x 1.65m) Modern, three piece bathroom suite with downlights, double glaze window to the rear with plantation blinds, vertical mounted radiator, WC, vanity unit with sink, panel bath with mixer, tap, and shower over, tiled flooring and walls.

**Externally** To the front of the property there is a lawned garden with stone driveway leading to the garage. The rear of the property isn't overlooked and has far reaching views. The garden is a fantastic size and has an Indian stone patio area which leads onto the well manicured lawn which in turn leads to the raised beds and vegetable plots.

**Price** £290,000

**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).

**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"

