



Independent Estate Agents
Cardwells Est. 1982

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HUMBER DRIVE, BURY, BL9 6SJ



- Detached Bungalow
- Two, Previously Three Beds
- Lounge, Kitchen/Diner
- Beautiful Landscaped Gardens
- Detached Garage & Driveway
- Open Aspects to Rear
- Sought After Location
- Early Viewing Advised



£325,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring to market this imposing detached bungalow. Offered with No onward chain this two bedroom (previously Three), offers spacious accommodation throughout. Boasting beautifully maintained gardens to the front and rear as well as a great sized driveway and a detached garage! Situated off Mather Lane, this bungalow is close to Walmersley Golf course with accessible transport links to Bury and Ramsbottom. Rarely do properties of this type come to market and viewing early to avoid disappointment is highly advised! Comprising of; Entrance Hallway, Lounge, great sized Dining Kitchen, Two Double Bedrooms and a four piece bathroom.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator, storage cupboard. Ceiling light point

Lounge 16' 4" x 11' 7" (4.97m x 3.53m) Two uPVC double glazed windows. Gas fire and surround. Two radiators. Ceiling light point.

Kitchen/Diner 19' 2" x 11' 10" (5.84m x 3.60m) Two uPVC double glazed windows to rear aspect. uPVC door to rear aspect. Fitted with a range of wall and base units with integrated fridge and freezer, electric hob, electric oven and extractor hood. Radiator. Two ceiling light points.

Bedroom 1 10' 0" x 9' 8" (3.05m x 2.94m) Fitted wardrobes and drawers. uPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bedroom 2 12' 0" x 10' 7" (3.65m x 3.22m) Fitted wardrobes. uPVC double glazed window to front aspect. Ceiling light point. Radiator.

Bathroom Four piece suite comprising panelled bath, shower cubicle with overhead shower. Low flush wc, wash hand basin. uPVC double glazed window. Radiator.

Externally The property boasts beautifully maintained gardens to the front and rear as well as a great sized driveway and a detached garage!

Price £325,000

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 30th June 1967, meaning that there are 942 years remaining. Our clients advise us that leasehold charge is £20.00 per annum. 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 D rated which is at an approximate annual cost of £2,289 (at the time of writing).

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

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"

