



Independent Estate Agents  
**Cardwells** Est. 1982

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**LEA MOUNT DRIVE, BURY, BL9 7RR**



- Semi Detached Bungalow
- Three Bedrooms
- Close to Fairfield Hospital
- Garage & Driveway
- Gardens to Front & Rear
- No Onward Chain Delay
- Close to Local Amenities
- Internal Viewing Advised



**£185,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered with vacant possession and no onward chain this three bedroom semi detached bungalow has been realistically priced. Situated close to Fairfield Hospital, easy access routes into Bury, Heywood and Rochdale this conveniently located bungalow must be viewed early to avoid disappointment. Accommodation comprises of; Entrance Hall, Lounge, Kitchen, Lean to, Three Bedrooms and a Shower Room. Externally this property boasts a driveway leading to a garage with up and over door, with mature landscaped gardens to the front and rear. In need of updating this property is certainly versatile, 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:**

**Hallway** Storage cupboard housing boiler, radiator. Ceiling light point.

**Lounge/Diner** 18' 6" x 11' 6" (5.63m x 3.50m) Double glazed window to front aspect. Gas fire and surround. Two radiators. Two ceiling light points.

**Kitchen** 10' 0" x 8' 5" (3.05m x 2.56m) A range of wall and base units with stainless steel sink and drainer. Double glazed window to rear aspect, door to lean to. Ceiling light point.

**Lean to** 6' 3" x 4' 5" (1.90m x 1.35m) UPVC double glazed to rear and side aspects, door to rear garden.

**Bedroom 1** 12' 9" x 9' 10" (3.88m x 2.99m) Fitted wardrobes, UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 2** 13' 6" x 8' 2" (4.11m x 2.49m) (currently utilised as a dining room) Double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 8' 8" x 8' 6" (2.64m x 2.59m) Fitted wardrobes. Double glazed window to side aspect. Radiator. Ceiling light point.

**Shower Room** Shower cubicle with overhead shower. Low flush WC, Pedestal wash hand basin. Double glazed window to side aspect. Radiator. Ceiling light point.

**Price** £185,000

**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 26th October 1961, meaning that there are 937 years remaining. We encourage all interested parties to seek clarification of this from their solicitor

**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.

**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"

