



Independent Estate Agents **Cardwells** Est. 1982

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**HARE DRIVE, BURY, BL9 8AE**



- Semi Detached Property
- Two Double Bedrooms
- Spacious Kitchen-Diner
- Ideal First Time Buy
- Close to Whitefield & Bury,
- Close to local amenities
- Generous Rear Garden
- Internal Viewing Recommended



**£170,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell estate agents in Bury I'd like to bring to market this spacious two bedroom semi detached home, Situated on a generous plot with scope for extending (subject to planning permission) this property has so much potential. Situated a short drive from Whitefield, Unsworth and Bury. This conveniently located property would suit a first time buyer or investor. Accommodation comprises of; entrance hallway, lounge, spacious kitchen diner, two double bedrooms, and a family bathroom . Externally this property boasts laid to lawn Gardens the front and a generous rear garden. 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**

**Lounge** 12' 11" x 11' 9" (3.93m x 3.58m) uPVC double glaze window to front aspect, radiator, and ceiling light point.

**Kitchen/Diner** 18' 5" x 8' 6" (5.61m x 2.59m) A range of fitted wall and base units. Stainless steel sink and drainer, gas hob, electric oven with extractor hood above, under stairs storage, UPVC double glazed patio door and uPVC double glazed window to rear aspect. Radiator. Ceiling light point. Door to side.

**First Floor Landing**

**Bedroom 1** 14' 8" x 9' 3" (4.47m x 2.82m) Two uPVC double glazed windows to front aspect. Storage cupboard. Radiator, ceiling light point.

**Bedroom 2** 10' 5" x 10' 3" (3.17m x 3.12m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** Panelled bath, pedestal wash hand basin UPVC double glazed window to rear aspect. Ceiling light point. Radiator.

**Separate WC** With low flush Wc. Double glazed window to side aspect. Ceiling light point.

**Externally** The property has generous lawned gardens to front & rear

**Price** £170,000

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**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 30thst May 1878, meaning that there are 847 years remaining. Our clients advise us that leasehold charge is £3.00 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 A rated which is at an approximate annual cost of £1,526 (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"

