



Independent Estate Agents
Cardwells Est. 1982

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CHOLMONDELEY ROAD, SALFORD M6 8NH



- Three Bedroomed Detached
- Two Reception Rooms
- Fully Fitted Bedrooms
- Modern Bathroom
- Large Drive for Numerous Cars
- Great Sized Rear Garden
- Ideal Family Home
- Internal Viewing Advised



£395,000

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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 are delighted to bring to market this beautifully presented three bedroom detached family home. Offering well proportioned living accommodation this lovely property must be viewed to be fully appreciated! Briefly comprising of; entrance hallway, lounge, large open plan sitting room and dining room, Kitchen, Three fully fitted bedrooms and a modern bathroom. Externally this property boasts a large patterned imprinted driveway and front garden with the added benefit of privacy with the hedgerow. To the rear is a fantastic private rear garden with blocked paved patio areas, laid to lawn garden and mature planted borders as well as the added benefit of a detached outhouse. Located close to local amenities and array of primary and high schools as well as the local motorway network this property would suit a family. 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 Under stairs storage, wooden flooring, radiator, UPVC double glazed window to front aspect. Ceiling light point. Stairs to first floor.

Lounge 15' 3" x 11' 4" (4.64m x 3.45m) uPVC double glazed bay window to front elevation, uPVC double glazed window to side elevation. Feature electric fire and surround. Radiator. Laminate flooring. Ceiling light point.

Open Plan Dining Room 15' 3" x 14' 3" (4.64m x 4.34m) UPVC double glazed window and patio doors to rear aspect. UPVC double glazed window to side aspect. Feature electric fire and surround. Two radiators. Wooden flooring. Two ceiling light points.

Kitchen 10' 7" x 7' 8" (3.22m x 2.34m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer and dryer. uPVC double glazed window to side aspect. Radiator. Spotlighting.

First Floor Landing uPVC double glazed window to side aspect. Ceiling light point. Radiator.

Bedroom 1 15' 9" x 11' 3" (4.80m x 3.43m) Fitted wardrobes. Two uPVC double glazed windows to front and side aspect. Radiator. Ceiling light point.

Bedroom 2 13' 1" x 8' 6" (3.98m x 2.59m) Fitted wardrobes. uPVC double glazed window to side aspect. Radiator. Ceiling light point

Bedroom 3 10' 3" x 7' 9" (3.12m x 2.36m) Fitted wardrobes. uPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bathroom Three piece suite comprising panelled bath with over head shower. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. Wall and floor tiling. UPVC double glazed window to side aspect. Spotlighting.

Externally Patterned imprinted driveway to the front and side. To the rear a mature laid to lawn garden with planted borders, block paved patio areas and detached outhouse.

Price £395,000

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 9th May 1938, meaning that there are 913 years remaining. Our clients advise us that leasehold charge is £10.00 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 Salford and is therefore liable for Salford Council Tax. The property is D rated which is at an approximate annual cost of £2,374 (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"

