



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

**NORTHLEACH CLOSE, BURY, BL8 1QD**



- Stunning Detached Family Home
- Extended Accommodation
- Four Bedrooms
- Three Reception Rooms
- Stylish Fitted Kitchen
- Modern Bathroom Suite
- Sizeable Corner Plot
- Balcony with Views



**£395,000**

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This immaculate, extended four bedroom detached house sits at the head of a quiet cul-de-sac just off the ever popular Cotswold crescent, itself just off Walshaw Road. Having lovely views to the rear, best appreciated from the balcony off the master bedroom and being situated on a very good sized corner plot providing ample garden, play and seating areas, this lovely home is extremely well presented and has been extended to create thoughtfully designed spaces for the growing family. The accommodation currently comprises: entrance hall with storage and guest WC, lounge with Inglenook fireplace, dining room which has been extended and has access to the sunroom/conservatory, modern fitted kitchen, Four bedrooms the master having French doors and a balcony enjoying views over the garden and beyond, and a modern family bathroom. The gardens are deceptively spacious and there is parking for up to four vehicles at the front. All in all, a superb family home and one worthy of internal inspection. 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:**

**Hall** Double glazed window and door to the front elevation leading into the hall. Stairs lead off to the first floor landing with glass balustrade. Stairs storage. Cloaks cupboard. WC. Laminate floor. Radiator.

**Guest WC** Double glazed window to the side elevation. Dual flush WC and hand wash basin.

**Lounge** 19' 4" x 10' 0" (5.9m x 3.05m) m plus Inglenook. Double glazed bay window to the front elevation. Recessed lighting. Inglenook with log burner. Wall mount TV. Twin French doors leading into the conservatory. Radiator.

**Dining Area** 15' 9" x 9' 10" (4.8m x 3.0m) Maximum measurements. Double glazed window to the rear elevation with double glazed French doors to the side. Two radiators.

**Conservatory** 20' 8" x 8' 10" (6.29m x 2.7m) Double glazed windows to 3 elevations with double glazed French doors to the rear providing access to the garden. Two radiators.

**Kitchen** 17' 1" x 7' 10" (5.2m x 2.4m) Double glazed window to the rear and side elevations with double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Six burner "Flavia" Milano range. Integrated dishwasher and washing machine. Space for American style fridge freezer. Radiator.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Double glazed windows to the side elevation. Loft access.

**Bedroom 1** 11' 10" x 9' 10" (3.6m x 3.0m) Double glazed French doors to the rear elevation leading onto the balcony. Radiator.

**Bedroom 2** 9' 2" x 7' 10" (2.8m x 2.4m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window to the front elevation. Radiator.

**Bedroom 4** 8' 2" x 4' 11" (2.5m x 1.5m) Double glazed window to the rear elevation. Radiator. Due to its shape, this room is better suited to an office / dressing room or similar.

**Bathroom** 7' 7" x 5' 7" (2.3m x 1.7m) Double glazed window to the side elevation. Three piece suite comprising bath with drench head shower over, dual flush WC and vanity sink unit. Tiled elevations. Chrome heated towel rail.

**Externally** The front of the property has driveway parking for up to 4 vehicles. The rear has a lovely large garden area which has decking and paved seating areas next to the neat lawn with shrub borders and further deck seating area with shed. A detached garage.

**Price** £395,000

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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 18th September 1960 meaning that there are 935 years remaining. Our clients advise us that leasehold charge is £25.00 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).

**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"

