



Independent Estate Agents  
**Cardwells** Est. 1982

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**SUNNY BANK ROAD, BURY, BL9 8LL**



- Detached True Bungalow
- Two Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- En-suite & Family Bathroom
- Lean to Conservatory
- Gardens, Garage & Driveway
- No Chain Delay



**£335,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This detached two bedroom true bungalow is located on the ever popular Sunnybank Road within Unsworth and occupies a good sized plot. The property appears to be in move in condition however it is fair to say that it does require some updating and as such offers the opportunity to create a style and taste of your own. Currently comprising entrance hall, open plan lounge dining room, fitted kitchen, two bedrooms one with ensuite, Family bathroom and lean to style conservatory, the property has a good sized block paved driveway to the front with a garden area to the rear having block paved patio leading onto the lawn with mature shrub borders. There is a detached garage which is linked to the house via the lean to conservatory and could potentially provide additional accommodation subject to the relevant permissions being sought and obtained. Early viewing of this property is strongly advised as properties such as this, in this location don't tend to remain on the market for long. There is a virtual viewing video and internal 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:**

**Entrance Porch** Double glazed French doors to the front elevation leading into the entrance porch laminate floor. Wooden door leading into the hall.

**Hall** Laminate floor radiator alarm panel and meter cupboard.

**Lounge/Diner** 22' 0" x 11' 10" (6.7m x 3.6m) Double glazed window to the front elevation. Two radiators. Laminate floor. Opens onto the dining area which has double glazed window to the side elevation. Radiator. Glazed door leading into the hall. Glazed sliding door leading into the kitchen.

**Kitchen** 9' 10" x 9' 6" (3.0m x 2.9m) Double glazed windows to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner electric hob with electric double oven. Plumbed for dishwasher. Space for fridge freezer. Door to the side elevation leading into the conservatory style lean to.

**Conservatory style Lean to** 15' 8" x 12' 2" (4.77m x 3.7m) Double glazed windows and door to the rear elevation. Block paved flooring. Access to the detached garage.

**Bedroom 1** 9' 10" x 9' 10" (3.0m x 3.0m) Double glazed window to the front elevation. Fitted wardrobes. Laminate floor. Radiator. Door off to the en suite.

**En-suite** Double glazed window to the rear elevation. Three piece suite comprising corner shower cubicle, dual flush WC and pedestal wash hand basin. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Bedroom 2** 10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bathroom** Double glazed window to the rear elevation. Four piece suite comprising corner shower cubicle, corner bath, WC and pedestal wash hand basin. Tiled elevations. Tile floor. Radiator. Loft access.

**Externally** The front of the property has a good sized area laid mainly to driveway with low maintenance garden also. The rear enjoys a block paved patio area leading onto a garden laid mainly to lawn with mature shrub borders. The detached garage has up over door power and lighting and can be accessed via the lean to conservatory.

**Price** £335,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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).

**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 the property 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"

