



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

BLACKROD DRIVE, SEDDONS FARM, BURY, BL8 2TQ



- Four Bedroomed Detached
- Driveway
- Garage
- Extended to Rear
- FREEHOLD
- Stunning Rear Garden
- Ideal Family Home
- Sought After Location



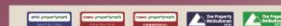
£450,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring to market this lovely four-bedroom detached family home. Situated on the sought after Seddons Farm development this EXTENDED four bedroom home must be viewed early to avoid disappointment. The accommodation briefly comprises; entrance porch, lounge, 2nd large reception room used as a dining space, kitchen, and downstairs WC. To the first floor there are four generous bedrooms plus a family bathroom. Externally this property boasts a driveway to the front leading to Garage with stunning mature and beautiful gardens to the front and rear. Located close to excellent primary and high schools with easy access into Bury town centre, this really is a conveniently located family home! Early viewing is advised. 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 Door leading to the lounge.

Lounge 17' 5" x 17' 0" (5.30m x 5.18m) UPVC double glazed window to front aspect. Gas fire and surround. Radiator. Ceiling light point. Stairs to first floor.

2nd Reception Room 14' 8" x 10' 2" (4.47m x 3.10m) UPVC sliding patio doors to rear garden. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Kitchen 11' 10" x 9' 6" (3.60m x 2.89m) A range of wall and base units with stainless steel sink and drainer. Gas hob, extractor hood and electric oven. Plumbed for washer. Space for fridge freezer. UPVC double glazed window and door to rear aspect. Ceiling light point.

Guest Cloaks Low level WC, Wall hung wash hand basin. Tiled walls and floor. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 15' 9" x 11' 10" (4.80m x 3.60m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 13' 1" x 10' 2" (3.98m x 3.10m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 12' 10" x 8' 6" (3.91m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 4 10' 10" x 10' 2" (3.30m x 3.10m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Low level WC built in vanity unit with wash hand basin. Walk in Shower with overhead shower. UPVC double glazed window to rear aspect. Chrome effect towel Radiator. Ceiling light point.

Externally A paved driveway for numerous cars leading to a garage with mature laid to lawn garden with planted borders to the front and landscaped patio area, pergola and laid to lawn gardens to the rear with mature planted borders.

Detached Garage

Price £450,000

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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 this family home is in a position which is regarded as having a "very low" risk of flooding.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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"

