

PARRBROOK CLOSE, WHITEFIELD, M45 8WE



- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom with Sep W.C.
- Good Sized Gardens
- Well Presented Accomodation
- No Onward Chain Delay
- Early Viewing Advised



O/O £210,000

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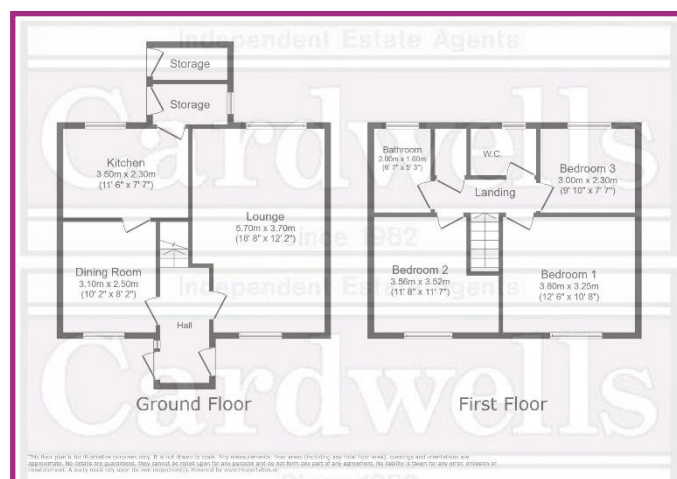
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	63	76
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

This three bedroom, two reception, FREEHOLD end terrace is located at the head of a cul de sac within the sought after area of Whitefield. The well presented accommodation is deceptively spacious, as is the garden, and briefly comprises; entrance hall, lounge, dining room, kitchen, rear porch with store, three bedrooms and a bathroom with separate W.C. Externally the property sits on a good sized end plot with gardens to the front, side and rear. Available with No Onward Chain delay, early viewing is advised and 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 9' 10" x 5' 7" (3.0m x 1.69m) Double glazed door and window to the side elevation leading into the hallway. Double glazed French doors to the side leading to the front garden. Stairs lead off to the first floor landing.

Lounge 18' 8" x 12' 2" (5.7m x 3.7m) Double glazed window to the front and rear elevations. Two radiators. Laminate floor.

Dining Room 10' 2" x 8' 2" (3.1m x 2.5m) Double glazed window to the front elevation. Door through to the kitchen.

Kitchen 11' 6" x 7' 7" (3.5m x 2.3m) Double glazed window to the rear elevation and door leading through to the rear hall. Range of base units with complementary works surfaces and matching wall mounted cabinets. Inset sink. Four burner gas hob. Electric oven. Space and plumbing for washing machine. Space for fridge freezer.

Rear Porch Double glazed door to the side elevation and double glazed window to the side. Store cupboards. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing.

Bedroom 1 11' 0" x 12' 6" (3.35m x 3.8m) Double glazed window to the front elevation. Radiator.

Bedroom 2 11' 8" x 11' 7" (3.56m x 3.52m) Double glazed window to the front elevation. Radiator. Maximum measurements.

Bedroom 3 9' 10" x 7' 7" (3.0m x 2.3m) Double glazed window to the rear elevation. Radiator.

Bathroom 6' 7" x 5' 3" (2.0m x 1.6m) Double glazed window to the rear elevation. Two piece suite comprising bath with shower over and pedestal wash handbasin. Radiator

Separate WC Double glazed window to the rear elevation, close coupled WC.

Externally Located at the head of a cul-de-sac, the property has a paved area to the front with fence and closed private garden which continue around the side and to the rear, to provide an extremely good sized corner plot which is laid mainly to lawn with deck seating area to the front and a mixture of hedge and fence enclosed. There is a brick built out house to the rear connected to the actual property.

Price O/O £210,000

Viewing 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

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 B rated which is at an approximate annual cost of £1,780 (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.

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"

