

BARNARD AVENUE, WHITEFIELD. M45 6TY



- Extended Semi Detached
- Three Reception Rooms
- Five Bedrooms plus Loft Room
- Utility Room
- Fabulous Large Entertaining Kitchen
- FREEHOLD
- Large Gated Driveway



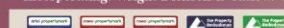
£475,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this substantially extended bay fronted semi detached home. Boasting generous living accommodation of over 2300sq feet and over three floors this property really is the ideal family home! Extended to both the side and rear this property has been maximised to the fullest of potentials! Situated in close proximity to the M60 with the nearest tram and local amenities just short walk away. This generous and adaptable living accommodation would suit a large family and comprises of; Entrance porch, hallway, downstairs wc, lounge, dining Room, Kitchen, Utility room, two further reception rooms, 5 bedrooms plus a Loft room, over the first floor and loft as well as two bathrooms! Externally this superb home boasts a generous gated patterned imprinted driveway to the front with beautifully landscaped rear gardens this property must be viewed early to avoid disappointment! 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 hallway

Hallway Stairs to first floor, spotlighting, radiator. Understairs WC.

Guest WC Low flush wc. Ceiling light point.

Lounge 12' 2" x 11' 2" (3.71m x 3.40m) UPVC double glazed window to front aspect. Wood burning stove and surround. Spotlighting. Radiator.

Dining Room 12' 10" x 11' 6" (3.91m x 3.50m) UPVC patio doors to reception room. Spotlighting. Radiator.

Reception Room 11' 6" x 8' 10" (3.50m x 2.69m) UPVC double glazed window to rear aspect. Door leading to kitchen. Radiator. Spotlighting.

2nd Reception room 16' 9" x 11' 2" (5.10m x 3.40m) UPVC double glazed bay window to front aspect. Spotlighting. Radiator.

Kitchen 18' 4" x 14' 5" (5.58m x 4.39m) A range of high gloss wall and base units with complementary work surfaces. Sink and drainer, Two integrated ovens and microwave. Kitchen island with induction hob and intergrated power sockets. Integrated Fridge, Freezer and Dishwasher. Two UPVC double glazed windows to rear aspect. UPVC door to utility room. Spotlighting. Tiled flooring. Radiator.

Utility room 12' 10" x 8' 10" (3.91m x 2.69m) UPVC double glazed door to front and rear aspects. Spotlighting. Plumbed for washer. Space for white goods and extra cupboard space.

First Floor Landing

Bedroom 1 12' 10" x 11' 2" (3.91m x 3.40m) UPVC double glazed window to rear aspect. Radiator. fitted wardrobes. Spotlighting.

Bedroom 2 11' 2" x 11' 2" (3.40m x 3.40m) UPVC double glazed bay window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 11' 6" x 11' 6" (3.50m x 3.50m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 4 11' 10" x 9' 10" (3.60m x 2.99m) UPVC double glazed bay window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 5 5' 6" x 7' 7" (1.68m x 2.31m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

Family Bathroom 7' 10" x 6' 11" (2.39m x 2.11m) Panelled bath, shower cubicle with over head thermostatic shower. Low flush wc. Pedestal wash hand basin. Spotlighting

Shower Room Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to side aspect. Partially tiled

Loft Room Hardwood velux window. Spotlighting. Storage in the eaves. Dressing area. Across the landing a large storage are in the loft.

Externally Gated patterned imprinted driveway for numerous cars with laid to lawn garden to the front. With an EV electric charger. To the rear and side a patterned imprinted patio area stepped to a newly fitted composite decking garden with artificial grass. Two free standing sheds.

Price £475,000

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 C rated which is at an approximate annual cost of £2,034 (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"

