



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	74
EU Directive 2002/91/EC			
www.epc4u.com			



- Semi Detached House
- Three Bedrooms
- Lounge and Dining Fitchen
- Modern Shower Room
- Gardens to Three Sides
- No Onward Chain Delays
- Well Presented Accommodation
- Early Viewing Advised



OIRO £200,000

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Located in a popular area this good sized semi detached is located on a sizeable corner plot providing gardens to three sides. The accommodation is well presented and briefly comprises entrance hall, lounge, fitted dining kitchen, downstairs WC, three bedrooms and a modern three-piece shower room. Available with no onward chain delay. 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:

Hallway Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing.

Lounge 17' 0" x 12' 0" (5.17m x 3.65m) Double glazed window to the front elevation. Laminate floor. Living flame gas fire. Radiator.

Kitchen/Diner 22' 6" x 9' 2" (6.87m x 2.8m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. inset four burner gas hob with electric oven under and extractor hood over. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Under stairs store area. Laminate floor.

Rear Hall Double glazed door to the rear elevation with door leading to the.

Downstairs WC Double glazed window to the rear elevation. Tiled floor. Close coupled WC.

First Floor Landing Double glazed window to the side elevation. Loft access.

Bedroom 1 12' 0" x 11' 10" (3.67m x 3.6m) Double glazed window to the front elevation. built-in wardrobes. Radiator.

Bedroom 2 10' 10" x 8' 6" (3.3m x 2.6m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 9' 7" x 7' 10" (2.92m x 2.39m) Double glazed window to the front elevation. Radiator.

Shower Room Double glazed window to the side elevation. Three piece suite comprising walk-in shower with drench head, pedestal wash handbasin, close cup WC. Chrome heated towel rail. Spotlights.

Externally Situated on a good size corner plot, the front of the property has a paved path leading to the front door and past lawns. The rear has a paved patio leading to a wood-chip play area and onto further lawns which extend around the side.

Price OIRO £200,000

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.

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,526 (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.

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

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