



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Three Bedroomed Semi Detached
- Sought After Location
- No Onward Chain
- Modern Extended Kitchen
- Conservatory
- Driveway & Carport
- Modern Ensuite
- Utility Room



£400,000

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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.



Cardwell's estate agents are delighted to bring to market this superb extended three bedroom detached bungalow! Offered with no onward chain delay this well presented property offers modern, well proportioned and versatile living accommodation. Situated in the sought after area of Unsworth with easy access to Bury, Whitefield and Prestwich this property must be viewed early to avoid disappointment! Briefly comprises ; Entrance porch, hallway, lounge, Modern extended Kitchen/Diner, utility room, Conservatory, three bedrooms (master fitted with en suite) and a Bathroom. Externally this property boasts generous mature gardens to the front and rear with a driveway leading to a carport to the front. 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 Storage cupboard. UPVC double glazed window. Wooden flooring. Ceiling light point. Radiator.

Lounge 15' 1" x 12' 4" (4.59m x 3.76m) UPVC double glazed window to front aspect. Wooden flooring. Ceiling light point. Feature electric wall mounted fire. Radiator.

Kitchen/Diner 17' 9" x 17' 1" (5.41m x 5.20m) A range of high gloss white wall and base units with sink and drainer. Double electric oven. Inset electric induction hob with extractor hood over. Spot lighting. Four Drop down lights. Radiator. UPVC double glazed window to side aspect. Laminate flooring. Hardwood double doors leading to the conservatory.

Utility room 9' 10" x 5' 6" (2.99m x 1.68m) Wall and base units. Plumbed for washer, space for dryer. UPVC Door to car port. Laminate flooring. Spot lighting.

Conservatory 11' 3" x 11' 1" (3.43m x 3.38m) UPVC double glazed windows and door to rear aspect. Tiled flooring. Lighting

Bedroom 1 14' 2" x 12' 2" (4.31m x 3.71m) Fitted wardrobes. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

En-suite Panelled bath, Shower cubicle with overhead electric shower. Low level wc, wash hand basin with unit under. Wall and floor tiled. UPVC double glazed window to side aspect. Spot lighting.

Bedroom 2 10' 0" x 9' 0" (3.05m x 2.74m) Two UPVC double glazed windows to rear aspect. Radiator, ceiling light point.

Bedroom 3 8' 11" x 8' 10" (2.72m x 2.69m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Shower cubicle with overhead electric shower. Low level wc, wash hand basin with unit under. Wall tiled. Towel radiator. Laminate flooring. UPVC double glazed window to side aspect.

Externally Car port with electric roller shutter to the side. Driveway to the front with mature gardens to the front and rear.

Price £400,000

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

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