



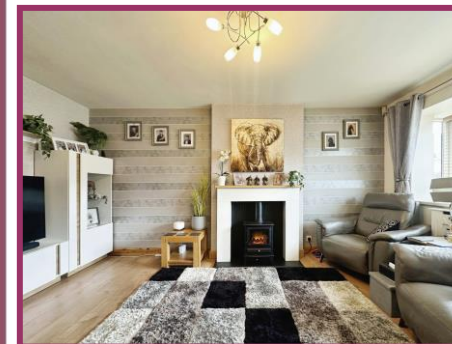
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

NEWHALL AVENUE, BRADLEY FOLD. BL2 6RX



- Three Bedrooms
- Integral Garage
- Utility Room
- Stunning Rear Garden
- Ideal Family Home
- Driveway
- Close to Local Amenities
- Early Viewing Advised



O/O £270,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.

Independent Estate Agents
Cardwells Est. 1982



Cardwell's estate agents are delighted to bring to market this beautifully presented three bedroom semi detached family home. Situated close to Bradley fold garden centre, local amenities and primary schools this really is the ideally situated family home. Comprises of; entrance hall, lounge, open plan kitchen/diner, utility room, integral garage, three fitted bedrooms and a Shower Room. Externally this property boasts a driveway leading to a garage with up and over door with a beautifully landscaped rear garden with newly laid Indian stone and artificial grass. 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 Door to lounge.

Lounge 14' 2" x 14' 4" (4.31m x 4.37m) UPVC double glazed window to front aspect. Radiator. Laminate flooring. Ceiling light point. Electric feature fire and surround.

Kitchen 14' 4" x 9' 6" (4.37m x 2.89m) Fitted with a range of wall and base units with integral dishwasher. Sink and drainer. Electric hob, double electric oven, extractor hood two ceiling light points. Two UPVC double glazed windows to rear aspect. Radiator. Door to utility room.

Utility room 7' 8" x 7' 3" (2.34m x 2.21m) Plumbed for washer. Space for dryer. Space for double fridge freezer. Door to garage. UPVC double glazed window and door to rear. Ceiling light points radiator.

First Floor Landing Over stairs storage cupboard. UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bedroom 1 11' 6" x 8' 4" (3.50m x 2.54m) Fitted wardrobes. UPVC double glazed window to front aspect. Ceiling light point. Radiator.

Bedroom 2 11' 11" x 8' 4" (3.63m x 2.54m) Fitted wardrobes. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Bedroom 3 7' 4" x 5' 9" (2.23m x 1.75m) Fitted wardrobes. Radiator, ceiling light point. UPVC double glazed window to front aspect.

Bathroom shower cubicle, wash hand basin, low level WC. Wall tiled. Spotlighting. Chrome effect towel radiator. UPVC double glazed window to rear aspect.

Externally Driveway to the front leading to garage. To the rear is an Indian stone patio. Artificial grass, feature pond. Planted borders.

Price O/O £270,000

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).

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.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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"

