



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

HINCHLEY ROAD, MANCHESTER, M9 7FG



- Three Bedroomed Semi Detached
- Driveway for Numerous Cars
- Beautifully Presented Throughout
- Rear Garden
- Master Bedroom En-suite
- Close to M60
- Close to Local Amenities
- Early Viewing Advised



O/O £250,000

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
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 11 Institute St, Bolton, BL1 1PZ
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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 beautifully presented three bedroom semi detached home. Perfect for growing families and first time buyers alike this lovely home comprises of; entrance hallway, lounge, kitchen/diner, three bedrooms (master en suite) and a bathroom. Externally this property boasts a driveway for numerous cars with laid to lawn gardens to the front and rear. Situated close to local amenities, good schools and local motorway networks this conveniently located 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 Hall Radiator. Ceiling light point. Stairs to first floor. Door to lounge.

Lounge 14' 3" x 12' 6" (4.34m x 3.81m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Kitchen/Diner 15' 2" x 8' 7" (4.62m x 2.61m) A range of wall and base units with stainless steel sink and drainer. Electric oven, hob and extractor hood. Plumbed for washer. Space for fridge and freezer. UPVC double glazed window and sliding patio doors to rear aspect. Two ceiling light points. Radiator.

First Floor Landing

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

En-suite shower cubicle, electric shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Bedroom 2 8' 7" x 8' 6" (2.61m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 8' 9" x 6' 5" (2.66m x 1.95m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Panelled bath with electric shower overhead. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window to rear aspect. Laminate flooring.

Externally Laid to lawn garden to the front with a driveway for numerous cars. To the rear an enclosed rear laid to lawn garden

Price O/O £250,000

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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 City of Manchester and is therefore liable for Manchester Council Tax. The property is B rated which is at an approximate annual cost of £1,609 (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"

