



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

RECTORY AVENUE, GREATER MANCHESTER M25 1DE



- Three bedroom semi detached
- Large rear garden
- Two reception rooms
- Sought after area
- Offered with no onward chain
- Internal viewing advised
- Close to great transport links
- Early viewing advised



£275,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents Bury are delighted to bring to market this three bedroom semi detached home. In need of some updating and offered with no onward chain this property is situated in the sought after area of Prestwich and comprises ; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts mature gardens and a great sized rear garden! Situated close to local amenities, transport links and schools this ideal family home must be viewed early to avoid disappointment and 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 UPVC double glazed window to side aspect, radiator. Ceiling light point. Stairs to first floor.

Lounge 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Dining room 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Wall mounted electric fire.

Kitchen 14' 7" x 6' 2" (4.44m x 1.88m) A range of base units with complementing work surfaces and splash back. Stainless steel sink and drainer. Space for fridge freezer, plumbed for washer. UPVC double glazed window and door to side aspect. Radiator. Ceiling light point.

Bathroom UPVC double glazed window to rear aspect. Radiator. Wall tiled. Shower cubicle with over head shower. Low level wc. Pedestal wash hand basin, ceiling light point.

Bedroom One 14' 5" x 11' 3" (4.39m x 3.43m) UPVC double glazed window to front aspect. radiator, ceiling light point.

Bedroom Two 11' 3" x 10' 5" (3.43m x 3.17m) UPVC double glazed window to rear aspect. Radiator, ceiling light point

Bedroom Three 10' 1" x 6' 2" (3.07m x 1.88m) UPVC double glazed window to front aspects radiator. Ceiling light point.

Externally Paved path with railing leading to front door. Mature garden to the front. To the rear a patio area with mature laid to lawn sizeable garden.

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 B rated which is at an approximate annual cost of £1,780.17 (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 "No" 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"

