



BRANDLESHOLME ROAD, BURY, BL8 1EX



- Three double bedrooms
- Large rear garden
- Extended to rear and side
- Detached garage
- Driveway for numerous cars
- No onward chain
- Massive potential
- Early viewing advised



£300,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents in Bury are delighted to bring to market this extended and sizeable three bedroom semi detached home. Situated on a superbly generous plot with huge potential! Boasting three double bedrooms, three reception rooms a large driveway and a great sized rear garden this really is the ideal family home! Although dated in parts this lovely home has been well looked after and comprises; Entrance vestibule, hallway, lounge, 2nd reception room, dining room, kitchen, utility room, downstairs wc, three double bedrooms and a family bathroom. Externally there's a large driveway for numerous cars and detached garage to the front and side. To the rear a mature and large rear garden. Internal and early viewing is highly advised and can be arranged by contacting Cardwells Estate Agents Bury on 0161 761 1215, emailing bury@cardwells.co.uk or online at cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule Door to hallway

Hallway Stairs to first floor, ceiling light point. Radiator.

Lounge 15' 5" x 14' 4" (4.70m x 4.37m) UPVC double glazed bay window to front aspect, radiator. Gas fire and feature surround. Ceiling light point.

2nd reception room 18' 3" x 12' 4" (5.56m x 3.76m) UPVC double glazed patio doors to rear garden. Feature gas fire. Radiator. Ceiling light point.

Dining Room 10' 0" x 9' 0" (3.05m x 2.74m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Kitchen 11' 4" x 11' 10" (3.45m x 3.60m) UPVC double glazed window to rear aspect. Radiator. Spotlighting. A range of wall and base units with sink and drainer. Door to utility room.

Utility room 7' 0" x 6' 8" (2.13m x 2.03m) Wall mounted combination boiler. Plumbed for washer. UPVC Door to front aspect. Door to downstairs wc. Ceiling light point.

Downstairs wc Low flush wc, pedestal wash hand basin. UPVC double glazed window to rear aspect. Ceiling light point.

Bathroom Panelled bath. Shower cubicle. Low level wc. Pedestal wash hand basin. UPVC double glazed window to rear aspect. Towel radiator. Spotlighting.

Bedroom One 12' 4" x 11' 8" (3.76m x 3.55m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom Two 12' 9" x 9' 6" (3.88m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom Three 12' 5" x 7' 1" (3.78m x 2.16m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Seperate wc UPVC double glazed window to rear aspect. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Externally To the front; a block paved driveway for numerous cars leading to a detached garage. To the rear a generous rear garden boasting mature plants, apple trees, cherry trees and laid to lawn 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 leasehold, enjoying the remainder of the 999 year term. Our clients advise us that leasehold charge is £6.00 per annum. 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 D rated which is at an approximate annual cost of £2,288.80 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

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