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LAKELAND CRESCENT, BURY, LANCASHIRE BL9 9SF



- MODERN SEMI DETACHED
- TWO BEDROOMS
- PORCH AND HALL
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- DINING CONSERVATORY
- CONTEMPORARY BATHROOM
- GCH/DG/DRIVE/GARDENS



£220,000

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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.



Not only is this two bedroomed semi detached property located in a highly sought after area being in the catchment area for good schools, access to transport links and Bury Town centre, it also has the distinct advantage of being on a good sized corner plot allowing for further accommodation to be gained through extension, subject to the relevant planning permissions and regulations being obtained. The property is well presented and briefly comprises entrance porch, fitted kitchen, lounge, conservatory, two double bedrooms and a three-piece bathroom. Externally the property has ample driveway parking and as previously mentioned a good sized corner plot which currently provides a lovely garden area in which to relax but could potentially be used for development into further accommodation. Viewings are to be accompanied and can be arranged through our Cardwells Estate Agents Bury office on (0161) 761 1215, by email at bury@cardwells.co.uk or online at cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 6' 6" x 3' 0" (1.98m x 0.91m) Tiled floor, side and front elevation windows with single entrance door. Inner door to the hall.

Entrance Hall: 11' 1" x 5' 9" (3.38m x 1.75m) Stairs with spindled balustrade and cupboard, radiator.

Kitchen: 11' 1" x 5' 11" (3.38m x 1.80m) Base and wall units with contrasting worktops, inset sink, integrated appliances, side and front elevation windows.

Lounge: 13' 7" x 11' 10" (4.14m x 3.60m) Sliding patio doors opening to the conservatory, side elevation window, fireplace housing flame effect electric fire, radiator.

Conservatory: 9' 9" x 7' 4" (2.97m x 2.23m) Lean to style with full window elevations to the floor, polycarbonate style roof, tiled floor, side entrance door, power socket and light.

First Floor Landing: Access to loft space.

Master Bedroom: 11' 10" x 9' 1" (3.60m x 2.77m) Measured into sliding mirror door wardrobes, rear elevation window, radiator.

Bedroom Two 9' 2" x 8' 9" (2.79m x 2.66m) Integrated wardrobe and airing cupboard, front elevation window, radiator.

Bathroom: : Attractive contemporary style bathroom with a white suite comprising; panelled bath with shower screen and electric shower, additional handshower attached to mixer tap, large pedestal basin, wc, stylish wall tiling to complement, chrome towel radiator, side elevation window.

Externally: Paved drive with space for 2/3 cars, front and rear gardens.

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 the 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"

