



# Independent Estate Agents **Cardwells** Est. 1982

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**KINGSWAY, ROCHDALE, OL16 4UU**



- Three Bedroomed Semi Detached
- Two Reception Rooms
- Large Detached Garage
- Fantastic Sized Rear Garden
- In Need of Updating
- No Onward Chain Delay
- Ideal Family Home
- Close to Local Schools



**£250,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to offer for sale with no onward chain this three bedroom pre war semi detached home. In need of some updating this lovely home would suit a family looking to put their own stamp on a property in a very sought after location. Situated close to Kingsway park High school, transport links and the M62 this conveniently located home comprises; entrance hallway, downstairs wc, lounge, dining room, kitchen, three bedrooms and a bathroom. This property boasts cellar rooms with fantastic potential which are accessed via the rear garden. Externally this property boasts a driveway leading to a detached garage with a great sized stepped rear garden with open aspects! 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** Stairs to first floors. Radiator. Two ceiling light points.

**Downstairs WC** Low flush wc. Wall hung wash hand basin. Radiator. UPVC double glazed window to side aspect.

**Lounge** 13' 8" x 12' 4" (4.16m x 3.76m) UPVC double glazed bay window to front aspect. Feature fire and surround. Radiator. Ceiling light point.

**Dining Room** 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to rear aspect. Feature fire and surround. Radiator, ceiling light point.

**Kitchen** 10' 0" x 8' 7" (3.05m x 2.61m) Wall and base units with stainless steel sink. UPVC double glazed window to side aspect. Door to rear porch. Radiator. Ceiling light point.

**Rear Porch** Door to rear garden. Plumbed for washing machine.

**First Floor Landing** UPVC double glazed window to side aspect. Ceiling light point.

**Bedroom 1** 14' 7" x 11' 7" (4.44m x 3.53m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 12' 2" x 10' 5" (3.71m x 3.17m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 3** 12' 7" x 9' 9" (3.83m x 2.97m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bathroom** Panelled bath with electric overhead shower. Pedestal wash hand basin. Storage housing boiler. Radiator. Ceiling light point. UPVC double glazed window to rear aspect.

**Separate WC** Double glazed window to side aspect. Low flush wc, ceiling light point.

**Cellars** Accessible from the rear garden. Primarily used as storage with three or four functional storage areas.

**Larage Garage** Up and over door. Door to rear garden.

**Externally** A pattered imprinted driveway and laid to lawn garden to the front. To the rear a great sized rear landscaped garden with played borders, laid to lawn grass and paved steps leading down.

**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 Rochdale and is therefore liable for Rochdale Council Tax. The property is C rated which is at an approximate annual cost of £2,071 (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"

