



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	63	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Four Bedroomed Detached
- Integral Garage
- Guest WC
- Ensuite to Master Bedroom
- Large Corner Plot
- Family Home
- Close to Good Schools
- Early Viewing Advised



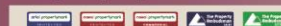
£375,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this superb four bedroom detached family home! Situated on a generous corner plot this ideally located family home comprises of; entrance hallway, downstairs wc, large open plan lounge/dining room, kitchen, utility room, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway for numerous cars leading to an integral garage with up and over door. Laid to lawn gardens to the front, side and rear! 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 Hallway Under stairs storage. Radiator, ceiling light point. Stairs to first floor. Double doors to lounge.

Guest Cloaks UPVC double glazed window to front aspect. Low flush wc. Wash hand basin. Radiator, ceiling light point.

Lounge/Diner 23' 3" x 12' 3" (7.08m x 3.73m) UPVC double glazed bay window to front aspect. UPVC double glazed patio doors to rear garden. Two radiators. Two ceiling light points. Feature electric fire and surround.

Kitchen 10' 1" x 9' 6" (3.07m x 2.89m) A range of wall and base units with sink and drainer, complementing work surfaces. Inset gas hob, extractor fan and electric oven. UPVC double glazed window to rear aspect. Radiator, ceiling light points. Door to utility room.

Utility room 7' 6" x 7' 5" (2.28m x 2.26m) UPVC double glazed window and door to rear aspect. Door to integral garage. Plumber for washer. Space for dryer. Base units and work surface. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 10' 5" x 9' 7" (3.17m x 2.92m) UPVC double glazed window to front aspect. Fitted wardrobes and overhead storage. Radiator. Ceiling light point. Door to en suite.

En-suite Shower cubicle with over head thermostatic shower. Low flush wc. Wash hand basin. UPVC double glazed window to front aspect. Radiator. Wall tiled. Ceiling light point.

Bedroom 2 10' 5" x 8' 5" (3.17m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 7' 4" x 7' 2" (2.23m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobe and drawers.

Bedroom 4 7' 2" x 5' 9" (2.18m x 1.75m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Panelled bath, low flush wc, wash hand basin. Fully wall tiled. Radiator. Ceiling light point.

Garage 16' 2" x 8' 2" (4.92m x 2.49m) Integral garage, up and over door. Electrics and power.

Externally Block paved driveway for numerous cars leading to garage. Laid to lawn garden to the front, side and rear.

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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 which started on 26th July 1990, meaning that there are 963 years remaining. Our clients advise us that leasehold charge is £60.00 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 £2,289 (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"

