



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	84
(55-68)	D		
(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			



- Stunning Detached Home
- Six Bedrooms
- Wheelchair Accessible
- Lounge with Log Burner
- Fitted Dining Kitchen
- Family Bathroom & Wet Room
- Master Bedroom Suite
- Rear Garden with Decking



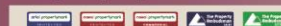
£595,000

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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.



This simply stunning six bedroom detached property will appeal to many families. The property has been thoughtfully and stylishly designed with a landscaped block paved drive, discrete ramp access, wider ground floor doors and wet room. The accommodation is incredibly well presented and benefits from many hidden features including ethernet cables and TV points to all rooms. The property is located close to Bury town centre with all its wide ranging amenities and briefly comprises entrance hall, Lounge with gas log burner and sliding barn doors, fitted dining kitchen, two ground floor bedrooms, one of which has double doors opening out into the garden and wet room. The garden has composite decking leading down to an Astro turfed area. To the first floor there are four further bedrooms with the master having dressing room and large ensuite shower room. There is also a family bathroom with a slipper bath. The property has recently had a new boiler fitted, full rewire and has an electric vehicle charging port to the front. This is a lovely home and early viewing is strongly advised to fully appreciate the accommodation and facilities on offer. 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:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Tiled floor. Radiator. Alarm panel.

Lounge 15' 1" x 12' 4" (4.6m x 3.75m) Double glazed bay window to the front elevation. Tiled floor. Freestanding log burner. Projector and screen. Radiator. Opens onto the ..

Kitchen/Diner 26' 0" x 19' 6" (7.93m x 5.95m) Double glazed window and door to the rear elevation. Range of white base units with complementary work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring ceramic hob. Electric oven. extractor hood. Space for American style fridge freezer. Plumbed for washing machine and dishwasher. Under stairs storage. Door leading off to the inner hall.

Inner Hallway Tiled floor.

Bedroom 4 13' 6" x 10' 11" (4.11m x 3.34m) Double glazed window to the front elevation. Tile floor. Wall mounted TV. Radiator.

Bedroom 3 13' 6" x 11' 1" (4.11m x 3.37m) Double glazed window and French doors to the rear elevation providing access onto the decking area. Laminate floor. Built in wardrobe. Radiator.

Wet Room Double glazed window to the side elevation. Shower cubicle. Pedestal wash hand basin. Close WC. Chrome heated towel rail. Tiled floor and elevations.

First Floor Landing

Master Bedroom 17' 8" x 10' 8" (5.39m x 3.26m) Double glazed window to the front elevation. Tiled floor. Radiator. Divider to create dressing room. Loft access. Door to ...

En-suite Double glazed window to the rear elevation. Walk-in shower. Close couple WC. Pedestal wash handbasin. Chrome heated towel rail.

Bedroom 2 14' 2" x 9' 7" (4.32m x 2.93m) Double glazed window to the front elevation. Laminate floor. Over stairs storage. Radiator.

Bedroom 5 9' 8" x 9' 7" (2.94m x 2.93m) Double glazed window to the rear elevation. Views over the playing fields. Radiator.

Bedroom 6 6' 7" x 5' 11" (2.01m x 1.81m) Double glazed window to the front elevation. Laminate floor. Over stairs storage.

Family Bathroom Double glazed window to the rear elevation. Freestanding slipper bath with freestanding tap and showerhead. Vanity sink unit. Close coupled WC. Radiator.

Externally The front of the property enjoys driveway parking with shrub borders. Ramp access to the front door. The rear of the property has a substantial decked area which can be accessed from the bedroom three and has a ramp leading down to a grass artificial grass area. This spacious garden area is fence enclosed and enjoys views over the playing fields beyond.

Price £595,000

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.

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

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