



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		e7	g1
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Independent Estate Agents
Cardwells™
 Est. 1982

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STOKESAY CLOSE, BURY, BL9 8DB



- Three Bedroomed Detached
- Large Driveway
- Generous Elevated Rear Garden
- Close to Local Amenities
- Ideal for Commuting
- Perfect Family Home
- Modern Kitchen & Bathroom
- Early Viewing Advised



£325,000

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 E: bolton@cardwells.co.uk

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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.



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Cardwells estate agents are delighted to bring to market this well appointment three bedroom detached family home. Situated in a cul de sac position, close to local transport links, amenities and good schools this lovely property would suit growing families! Comprising; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway for numerous cars to the front with a large elevated stepped rear garden, which once at the top has fantastic views! 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 Stairs to first floor. Radiator. Ceiling light point. Under stairs storage.

Lounge 12' 7" x 11' 5" (3.83m x 3.48m) UPVC double glazed window to front aspect. Feature gas fire and surround. Radiator. Two wall light points. Ceiling light point. Open plan to dining area.

Dining Room 8' 5" x 8' 0" (2.56m x 2.44m) Radiator. Ceiling light point. Archway to extended study area.

Study Area 10' 8" x 5' 0" (3.25m x 1.52m) UPVC double glazed window to side aspect. UPVC french doors to rear garden.

Kitchen 9' 1" x 7' 9" (2.77m x 2.36m) A range of wall and base units with stainless steel sink and drainer. Plumbed for washer, space for oven, extractor hood. Space for fridge freezer. UPVC double glazed window to rear aspect. Door to side garden. Under stairs storage. Radiator, ceiling light point.

First Floor Landing

Bedroom 1 10' 5" x 10' 8" (3.17m x 3.25m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 10' 5" x 10' 0" (3.17m x 3.05m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 7' 0" x 7' 0" (2.13m x 2.13m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Currently being used as a hobby room.

Bathroom Tiled panelled bath with electric shower over head. Pedestal wash hand basin. Low flush wc. Wall tiled. UPVC double glazed window to front aspect. Towel radiator. Ceiling light point.

Externally Driveway for numerous cars to the front with laid to lawn front garden. Double gates leading to side paved garden area. To the rear is an elevated and stepped garden with two stepped paved patio areas, laid to lawn garden with greenhouse and vegetable patch.

Price £325,000

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.

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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"

