



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

RIPON AVENUE, BURY, BL9 8HR



- Three Bedroomed Semi Detached
- Generous Corner Plot
- Ideal Family Home
- Conservatory
- Loft Room
- Driveway
- Double Garage
- Early Viewing Advised



£365,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.



Cardwells estate agents are delighted to bring to market this stunning three bedroom semi detached family home. Positioned on a generous corner plot and boasting a driveway and double garage this lovely property comprises; entrance vestibule, hallway, lounge, dining room, conservatory, kitchen, three bedrooms attic room and a bathroom. Externally this property has been landscaped to the front, side and rear. Early viewing is highly advised as this property is located in a sought after family area close to local schools, shops, amenities and transport links! 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 Vestibule Door to hallway.

Hallway Stairs to first floor. Ceiling light point. Radiator. Laminate flooring. Storage cupboard.

Lounge 19' 7" x 11' 9" (5.96m x 3.58m) UPVC double glazed window to front and side aspect. Feature fire place. Two radiators. Ceiling light point.

Dining Room 11' 8" x 10' 0" (3.55m x 3.05m) Radiator. Ceiling light point. Open plan to kitchen

Kitchen 10' 3" x 8' 4" (3.12m x 2.54m) A range of wall and base units. Sink and drainer. Plumbed for washer. Space for dryer, fridge/freezer and cooker. UPVC double glazed window to front aspect. Laminate flooring. Radiator. Ceiling spotlights.

Conservatory 11' 1" x 10' 8" (3.38m x 3.25m) UPVC double glazed with patio doors to rear garden.

First Floor Landing Laminate flooring, stairs to loft room.

Bedroom 1 15' 2" x 11' 9" (4.62m x 3.58m) UPVC double glazed window to side and front aspect. Radiator, ceiling light point.

Bedroom 2 12' 1" x 10' 1" (3.68m x 3.07m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 5" x 5' 7" (2.87m x 1.70m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Attic Room 17' 7" x 9' 9" (5.36m x 2.97m) Two UPVC double glazed windows to front aspects. Velux window.

Bathroom Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window to front aspect.

Externally Indian stone to the front, side and rear.

Double Garage Converted into a bar. Electrics and power. Up and over doors to front. Side door to garden.

Price £365,000

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.

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"

