



Independent Estate Agents **Cardwells** Est. 1982

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FULWOOD CLOSE, BURY, BL8 2TL



- Three bed detached bungalow
- En Suite!
- Conservatory
- Garage
- Driveway
- Freehold tenure
- Stunning interior
- Turn key ready to move into!



OIRO £425,000

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Cardwells estate agents are delighted to bring to market this stunning three bedroom FREEHOLD detached bungalow. Situated on the sought after development of Seddons Farm this 'Turn Key' home must be viewed to be fully appreciated! Located close to local shops, amenities and transport links this beautiful home consists of; Entrance Hall, Lounge, Dining/Kitchen, Utility Room, Conservatory, Three bedrooms (Master En-suite) and shower room. Externally this property boasts a driveway for numerous cars, leading to a garage with electric roller shutter door to the front. To the rear, a beautiful landscaped rear garden with decking areas, pergola and patio areas. 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 UPVC double glazed window to side aspect. Door to garage and utility room. Radiator. Oak flooring. Door to lounge.

Lounge 20' 9" x 14' 5" (6.32m x 4.39m) UPVC double glazed window to front aspect. Oak flooring. Radiator. Ceiling spotlighting. Five wall lights.

Dining Room/Kitchen 15' 7" x 8' 6" (4.75m x 2.59m) A range of wall and base units with complementing work surfaces, breakfast bar, stainless steel sink and drainer, gas hob, electric oven and microwave, extractor hood. Integrated dishwasher. Space for American fridge freezer. UPVC double glazed window and door to side aspect. Two velux windows. Spotlighting. Radiator. Oak flooring to the dining area. Tiled floor to the kitchen.

Conservatory 20' 4" x 9' 7" (6.19m x 2.92m) UPVC and glass roof. Patio doors to rear garden. Two wall mounted electric heaters. Tiled flooring. Radiator.

Bedroom 1 11' 8" x 11' 5" (3.55m x 3.48m) UPVC patio doors to conservatory. Radiator. Oak flooring. Ceiling light fan. Two wall lights points. Door to en suite.

En Suite Shower cubicle with overhead thermostatic shower. Inset wash hand basin and low flush wc with storage. Chrome effect wall mounted towel radiator. Wall and floor tiling. Spotlighting.

Bedroom 2 10' 6" x 8' 8" (3.20m x 2.64m) UPVC double glazed patio doors to conservatory. Radiator. Ceiling light point. Two wall light points. Oak flooring.

Bedroom 3/ Study 12' 3" x 8' 7" (3.73m x 2.61m) Previously used as a bedroom 3, currently utilised as a study and walk in wardrobe. UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Oak flooring. Double doors to walk in wardrobe with storage and lighting.

Inner Hallway Spotlighting. Oak flooring. Loft access with full down ladders.

Shower Room 16' 5" x 5' 1" (5.00m x 1.55m) Walk in stepped shower cubicle with over head thermostatic shower and glass screen. Inset wash hand basin and low flush wc with storage. Wall and floor tiling. Chrome effect towel radiator. UPVC double glazed window to side aspect. Spotlighting.

Utility Room 8' 6" x 5' 9" (2.59m x 1.75m) Wall and base units with stainless steel sink, space for washing machine and wall mounted boiler. Tiled flooring. Ceiling light point.

Garage Electric roller shutter garage door. Tiled flooring. Lighting and power. Door to utility room and door to Entrance Hallway

Externally Driveway for numerous cars to the front leading to an integral garage. Gated to the side leading to a landscaped rear garden with pergola, patio area and two decking areas. Outside power and water.

Price OIRO £425,000

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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).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having "No" risk of flooding

Thinking of Selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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"

