



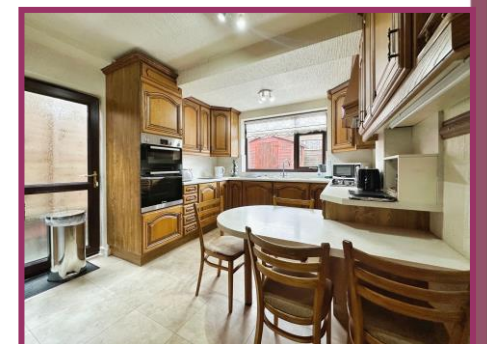
# Independent Estate Agents Cardwells

www.cardwells.co.uk

**MOUNT ROAD, PRESTWICH. M25 2GP**



- Three Bedrooms
- Freehold
- No Onward Chain
- Downstairs Shower Room
- Two Reception Rooms
- Driveway
- Extended Semi Detached
- Internal Viewing Advised



**O/O £300,000**

## BOLTON

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## BURY

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. Extended to the side and rear. Offered with no onward chain delay and boasting generous living accommodation this property comprises; entrance hallway, lounge, dining room, kitchen, downstairs shower room, utility, three bedrooms, walk in wardrobe and a family bathroom. Externally this property boasts a driveway to the front with a rear landscaped garden. Situated close to fantastic schools, local amenities and superb transport links this home would suit a growing family looking to put their own stamp a property in a very sought after area! 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 Porch** Door leading to entrance hallway.

**Entrance Hallway** Radiator. Stairs to first floor. Spotlighting.

**Lounge** 15' 7" x 11' 1" (4.75m x 3.38m) UPVC double glazed bay window to the front. Feature fire and surround. Ceiling light point. Two wall lights. Sliding doors to dining room.

**Dining Room** 15' 5" x 10' 5" (4.70m x 3.17m) UPVC double glazed sliding patio doors to rear aspect. Radiator. Ceiling light point. Wall light.

**Kitchen** 12' 7" x 10' 1" (3.83m x 3.07m) UPVC double glazed window to rear aspect. UPVC door to side. A range of wall and base units with stainless steel sink and drainer. Double electric oven, gas hob, fridge freezer. Breakfast bar. Two ceiling light points. Understairs storage.

**2nd Hallway** Laminate flooring. Ceiling light point.

**G/F Shower Room** 10' 2" x 6' 8" (3.10m x 2.03m) Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Towel radiator, ceiling light point. Laminate flooring.

**Utility room** UPVC door to rear garden.

#### **First Floor Landing**

**Bedroom 1** 18' 5" x 17' 2" (5.61m x 5.23m) L- shaped with walk in wardrobe incorporating original third bedroom after the extension. Two UPVC double glazed windows to front aspects. UPVC double glazed window to rear aspect. Radiator. Fitted wardrobes. Window seat box storage. Two ceiling light points.

**Bedroom 2** 13' 2" x 9' 3" (4.01m x 2.82m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Fitted wardrobes.

**Bedroom 3** 9' 2" x 9' 2" (2.79m x 2.79m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bathroom** 10' 5" x 5' 5" (3.17m x 1.65m) Two UPVC double glazed windows to rear and side aspect. Twin grip panelled bath. Wash hand basin. Low flush wc. Wall tiling. Spotlighting.

**Separate WC** Low flush wc. Ceiling light point.

**Externally** Block paved driveway to the front with a rear paved garden.

**Price** O/O £300,000

**Viewing** 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

**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 C rated which is at an approximate annual cost of £2,034 (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.

**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"

