

Independent Estate Agents
Cardwells
www.cardwells.co.uk

**PARKVILLE ROAD, MANCHESTER, GREATER
 MANCHESTER M25**



- Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Gardens to front and rear
- Integral Garage
- No Onward Chain Delay
- Early Viewings Advised



£280,000

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

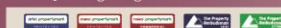
LETTINGS & MANAGEMENT

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.



Independent Estate Agents
Cardwells
 Est. 1982

This three bedroom semi detached property is located in an ever popular area and whilst it is fair to say it requires some modernisation, this allows for the opportunity to add your own style, taste and potential value. The accommodation is available with no onward chain delay and briefly comprises entrance porch, hall, lounge, dining room, fitted kitchen, integral garage, three bedrooms and a bathroom with separate WC. Externally the property enjoys driveway parking and neat gardens to both front and rear. It is expected that this property will attract to great of attention in the current market. 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 Twin double glazed doors to the front elevation leading into the porch. Tiled floor. Wooden door leading into the hall.

Hallway Stairs lead off to the first floor landing. Under stairs store. Radiator.

Lounge 13' 1" x 11' 6" (4.00m x 3.5m) Double glazed bay window to the front elevation. Electric fire in sandstone surround. Radiator. Ceiling light point. Three wall mounted lights.

Dining Room 11' 6" x 10' 10" (3.5m x 3.3m) Double glazed sliding patio doors to the rear elevation. Living flame gas fire. Radiator.

Kitchen 13' 1" x 6' 11" (4.0m x 2.1m) Double glazed door and window to the rear elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric cooker. Space for fridge and freezer. Plumbed for washing machine. Door leads through to the garage.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

Bedroom One 13' 1" x 10' 6" (4.0m x 3.2m) Range of fitted bedroom furniture. Radiator.

Bedroom Two 10' 6" x 9' 10" (3.2m x 3.0m) Double glazed window to the rear elevation. Radiator.

Bedroom three 7' 10" x 6' 7" (2.4m x 2.0m) Double glazed window to the front elevation. Radiator.

Bathroom Double glazed window to the rear elevation. Two piece suite comprising bath with electric shower and glazed screen over, pedestal wash handbasin. Airing cupboard. Chrome heated towel rail. Loft access.

Seperate WC Double glazed window to the side elevation. Close coupled WC. Part tiled elevations.

Externally The front of the property has a tarmac driveway leading to the integral garage and past the garden area having neat lawn and planted borders and beds. The rear of the property enjoys a good sized garden with paved path leading to the lawn and paved patio area. Fencing closed. Shrub planted borders.

Price £280,000

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 C rated which is at an approximate annual cost of £2,146 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking Of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing;

bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

