

Cardwells Estate Agents welcome to the market this stunning Semi Detached property which is deceptively spacious having been extended to the side and rear. The accommodation has recently undergone significant improvements including the installation of a new dining kitchen, Consumer unit and central heating boiler with app controlled digital thermostat. Full electrical testing has been carried out, along with re plastering to the main bedroom and new carpets fitted throughout. The accommodation is very well presented and is certain to impress. Currently comprising entrance hall, lounge, second reception room with space for a formal dining area, contemporary fitted dining kitchen, three bedrooms and a stylish modern shower room. Externally the property enjoys gardens to front and rear with driveway parking to the front.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Double glazed window and door to the front elevation leading into the spacious hall. Stairs lead off to the first floor landing. Radiator.

Lounge 13' 5" x 11' 6" (4.09m x 3.50m) Double glazed bay window to the front elevation. Focal fireplace with surround. Radiator

Second Reception Room 19' 0" x 11' 2" (5.79m x 3.40m) Double glazed French doors to the rear elevation allowing access and views to the garden. Space for formal dining area. Feature fireplace feature fire with stone fireplace. Radiator.

Dining Kitchen 21' 8" x 11' 10" (6.60m x 3.60m) The kitchen was completely renovated in July 2024. Double glazed windows to the rear and side elevations. Double glazed door to the front elevation. 2 Radiators. Range of high gloss soft closing white base units, comprising of storage cabinets, wine rack and 2 deep pan drawers under the hob, complemented by matching wall mounted cabinets and contrasting solid wood worksurface. Solid wood central island with wide cutlery drawer, 2 deep drawers, 2 storage cabinets and ample space for up to 6 people to dine in comfort. Inset sink and drainer. Appliances include a five ring gas hob with central wok burner and extractor fan above, an integrated multi-function electric oven, combination microwave and an integrated heat pump dryer. Freestanding washing machine, dishwasher and fridge freezer. Gas combi boiler discreetly housed in matching high gloss cabinet. Matching solid wood breakfast bar. Ceiling spotlights.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access to part boarded roof space used for storage.

Master Bedroom 13' 5" x 11' 6" (4.09m x 3.50m) Double glazed window to the rear elevation. Contemporary white triple wardrobes with shelving, drawers, hanging space and mirror door fitted into each alcove.

Bedroom Two 12' 6" x 11' 6" (3.81m x 3.50m) Double glazed bay window to the front elevation. Range of modern fitted furniture comprising of over bed storage and single wardrobe and a further double wardrobe, storage cupboard and shelving in the alcoves

Bedroom Three 8' 2" x 5' 11" (2.49m x 1.80m) Double glazed window to the front elevation. Radiator.

Shower Room Stylish modern three-piece suite comprising oversized walk in shower cubicle, hand wash basin and WC. Tiled elevations. Tile floor. LED wall mirror. Heated towel rail.

Externally The front of the property enjoys driveway parking for up to 2 vehicles and an attractive garden area. At the rear of the property there is a paved patio area leading onto a sizable lawned garden with flower bed borders and a further decked seating area ideal for alfresco dining. To the side of the decking area is a wooden garden shed for storage.

Price £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 £2,146 (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 the property is not set within a conservation area.

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

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.

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