



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

LUMB CARR ROAD, HOLCOMBE. BL8 4NW



- Three Bedroom Detached
- Fully Renovated
- Ensuite to Master Bedroom
- Driveway Parking
- Accommodation over Three Floors
- Beautifully Presented Throughout
- Stunning Views
- No Onward Chain Delay



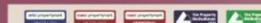
O/O £425,000

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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 recently refurbished stunning three bedroom detached home! Situated in the sought after location of Holcombe boasting superbly modern decor throughout, combined with the original charming character features this stunning home really is one of a kind! With amazing views and open aspect to the front this property comprises; entrance hallway, lounge, Modern fitted kitchen/diner, three bedrooms, en suite and family bathroom. Externally this property has an enclosed rear landscaped garden and a driveway to the side. This property is offered with no onward chain delay. 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 Hall Ceiling light point. Stairs to first floor.

Lounge 14' 8" x 14' 8" (4.47m x 4.47m) UPVC double glazed window to front and side aspect. Radiator, ceiling light point. Gas fire and feature surround.

Kitchen 14' 7" x 9' 8" (4.44m x 2.94m) UPVC double glazed window to rear and side aspect. Composite door to rear garden. Radiator. A range of newly fitted wall and base units with Belfast sink. Gas range cooker and extractor hood. Plumbed for washing machine. Spotlighting and ceiling light point.

First Floor Landing UPVC double glazed window to side aspect. Ceiling light point. Two wall lights. Stairs to attic bedroom.

Family Bathroom 11' 2" x 4' 6" (3.40m x 1.37m) Freestanding bath with overhead thermostatic rainfall shower. Low flush wc. Wash hand basin. Towel radiator. Spotlighting. UPVC double glazed window to side aspect.

Bedroom 1 15' 3" x 10' 1" (4.64m x 3.07m) UPVC double glazed window to front and side aspects. Radiator. Ceiling light point.

Bedroom 2 14' 8" x 7' 9" (4.47m x 2.36m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

2nd Floor Landing

Bedroom 3 14' 0" x 10' 4" (4.26m x 3.15m) UPVC Velux window. Spotlighting. Radiator.

En-suite Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Spotlighting. Radiator. Door to eaves storage.

Externally Hard landscaped rear gated garden. Driveway to the side

Price O/O £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 E rated which is at an approximate annual cost of £2,951 (at the time of writing).

Thinking of Selling 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"

