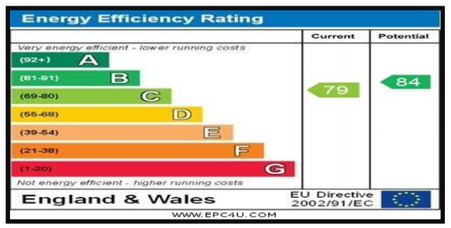

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

LEA MOUNT DRIVE, BURY, BL9 7RR

- Four Bedrooms
- Garage
- Parking to Rear
- No Onward Chain
- In Need if Updating
- Conveniently Located
- Close to Fairfield Hospital
- Early Viewing Advised

£230,000

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.

Cardwells estate agents are delighted to bring to market this four bedroom semi detached dormer bungalow. Situated close to local amenities including Fairfield Hospital this property is offered with no onward chain delay. Comprises of; entrance hallway, lounge, kitchen, bathroom and two bedrooms to the ground floor, with a further two bedrooms to the first floor. Externally this property has steps leading to a front garden with a side path leading to a rear garden, detached garage and parking! 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 Storage cupboard, radiator, ceiling light point.

Lounge 18' 0" x 11' 4" (5.48m x 3.45m) UPVC double glazed bay window to front aspect. Two Radiators. Ceiling light point. Stairs to first floor.

Kitchen 10' 4" x 8' 7" (3.15m x 2.61m) A range of wall and base units with stainless steel sink and drainer. Space for fridge, freezer and washing machine. Space for cooker. UPVC double glazed window to rear aspect. UPVC double glazed door to rear garden. Radiator. Ceiling light point.

Bathroom 6' 0" x 5' 4" (1.83m x 1.62m) Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator, ceiling light point. UPVC double glazed window to side aspect.

Bedroom 1 13' 4" x 9' 4" (4.06m x 2.84m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 9' 3" x 9' 0" (2.82m x 2.74m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Bedroom 3 (first Floor) 11' 5" x 10' 0" (3.48m x 3.05m) UPVC double glazed window to rear aspect. Ceiling light point. Eaves storage.

Bedroom 4 10' 1" x 10' 0" (3.07m x 3.05m) UPVC double glazed window to rear aspect. Ceiling light point. Eaves storage.

Externally Externally this property has steps leading to a front garden with a side path leading to a rear garden, detached garage and parking!

Price £230,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 24th May 1962 meaning that there are 935 years remaining. 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 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 this family home is in a position which is regarded as having a "very low" 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"

Independent Estate Agents Cardwells Est. 1982