



- Four Bedroomed Detached
- No Onward Chain
- Garage
- Driveway
- Ground Floor WC
- Conservatory
- Ideal Family Home
- Close to Local Amenities



£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 four bedroom detached family home. Offered with no onward chain this well cared for home comprises; entrance hallway, lounge, dining room, conservatory, kitchen/diner, downstairs wc, four bedrooms and a family bathroom. Externally this property boasts well maintained mature gardens to front and rear with a driveway leading to a garage with up and over door. Situated close to fantastic school, nurseries, local amenities and just a short drive to Bury this is the ideal family home! 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 Stairs to first floor. Radiator. Two ceiling light points.

Lounge 16' 2" x 12' 2" (4.92m x 3.71m) UPVC double glazed window to front aspect. Radiator. Folding doors to dining room. Feature fire and surround. Two wall lights. Ceiling wall light.

Dining Room 14' 7" x 9' 8" (4.44m x 2.94m) UPVC double glazed sliding door to conservatory. Radiator. Ceiling light point.

Conservatory 10' 5" x 9' 0" (3.17m x 2.74m) UPVC double glazed and door leading to garage. Ceiling light point. Laminate flooring.

Kitchen 11' 7" x 9' 8" (3.53m x 2.94m) A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine and dishwasher. Integrated fridge freezer. Radiator. UPVC double glazed window to rear aspect. Ceiling light point. UPVC door to side aspect.

First Floor Landing

Bathroom Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Spotlighting. UPVC double glazed window to rear aspect.

Bedroom 1 11' 6" x 10' 6" (3.50m x 3.20m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 11" x 11' 6" (3.63m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 9' 1" x 8' 2" (2.77m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 8' 9" x 6' 0" (2.66m x 1.83m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Storage cupboard housing boiler.

Externally Driveway leading to a garage with up and over door. Laid to lawn garden to the front with an enclosed rear mature garden and patio area to the rear.

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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).

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"

