



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Three Bedroomed Semi Detached
- Large Gated Driveway
- Newly Fitted Kitchen
- No Onward Chain
- New Electrics
- Early Viewing Advised
- Close to Good Schools
- Ideal Family Home



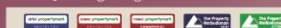
O/O £340,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this recently refurbished three bedroom semi detached home. Offered with no onward chain this superb property would suit a growing family! Boasting a newly fitted kitchen and electrics to name a few this property comprises of; entrance porch, hallway, open plan lounge and dining room, newly fitted kitchen, downstairs wc, three bedrooms and a bathroom. Externally this property has a large gated blocked paved driveway for numerous cars and an enclosed rear landscaped garden. 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 Door leading to hallway

Hallway Stairs to first floor. Radiator. Spotlighting.

Guest Cloaks Low flush wc. Wash hand basin. Wall tiling. Radiator, ceiling light point.

Lounge 12' 4" x 11' 5" (3.76m x 3.48m) UPVC double glazed bay window. Spotlighting. Radiator. Open plan to dining room.

Dining Room 13' 10" x 11' 5" (4.21m x 3.48m) UPVC double glazed patio doors to rear. Radiator. Spotlighting.

Kitchen 13' 2" x 11' 0" (4.01m x 3.35m) UPVC double glazed window to rear aspect. Radiator. Spotlighting. Door to front aspect. UPVC double glazed door to rear aspect. Newly fitted kitchen wall and base units with sink and drainer. Gas hob, electric oven, built in microwave, integrated washer. Wall mounted boiler.

First Floor Landing Spotlighting, pull down ladders from loft access leading to attic with floor & lighting. Ideal for storage.

Bathroom 7' 3" x 5' 9" (2.21m x 1.75m) UPVC double glazed window. Radiator. Spotlighting. Jacuzzi bath, low flush wc. Pedestal wash hand basin.

Bedroom 1 11' 5" x 10' 7" (3.48m x 3.22m) UPVC double glazed window. Radiator. Spotlighting. Fitted wardrobes.

Bedroom 2 13' 10" x 10' 6" (4.21m x 3.20m) UPVC double glazed window. Radiator. Spotlighting.

Bedroom 3 7' 9" x 6' 8" (2.36m x 2.03m) UPVC double glazed window. Radiator. Spotlighting.

Externally Block paved gated driveway for numerous cars to the front. Leading to a small car port with lighting. To the rear a paved rear garden.

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 18th August 1930 meaning that there are 903 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

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 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"

