



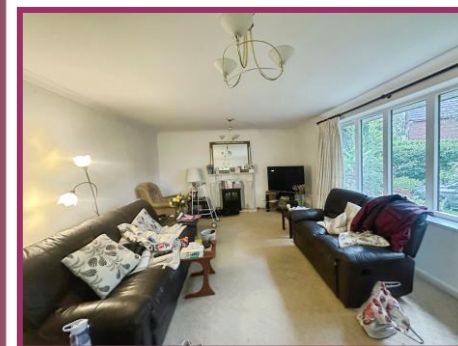
Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MIZPAH GROVE, BURY, BL8 2SD**



- Detached Bungalow
- Secluded cul de sac position
- Gated Driveway
- Huge Potential
- Sought After Area
- Early Viewing Advised
- Gardens to Side & Rear
- Garage



**£350,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom detached bungalow. Nestled in a gated secluded cul de sac this bungalow has massive scope for improvement. Boasting a generous plot and a well proportioned rooms this property comprises; entrance porch, downstairs wc, hallway, lounge, dining room, kitchen /Diner, two double bedrooms and a bathroom. Externally this property boasts a gated driveway for numerous cars with gardens to the sides and rear. 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** Radiator. Ceiling light point. Storage cupboards.

**WC** Low flush wc, wash hand basin. Ceiling light point. Towel radiator.

**Lounge** 18' 2" x 13' 3" (5.53m x 4.04m) UPVC double glazed window. Two Radiators. Two ceiling light points. Feature fire and surround.

**Dining Room** 11' 11" x 11' 5" (3.63m x 3.48m) UPVC double glazed window. Radiator. Ceiling light point.

**Kitchen/Diner** 12' 7" x 12' 2" (3.83m x 3.71m) UPVC double glazed window to side and rear. A range of wall and base units with sink and drainer. Electric hob, oven and extractor hood. Two ceiling light points. Radiator.

**Utility room** 9' 1" x 8' 3" (2.77m x 2.51m) Door to rear. Window to side. A range of wall and base units. Plumbed for washer. Space for fridge and freezer. Radiator. Ceiling light point.

**Bathroom** UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Shower cubicle. Low flush wc. Pedestal wash hand basin. Wall tiling.

**Bedroom 1** 13' 1" x 9' 0" (3.98m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 11' 1" x 10' 9" (3.38m x 3.27m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Gated driveway for numerous cars to the front leading to a garage with up and over door. Gardens to the sides and rear with patio area.

**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"

