

SEDDON LANE, STONECLOUGH. M26 1HZ



- Three Bed Semi Detached
- Driveway
- Modern Combi Boiler
- Close to Good Schools
- Ideal Family Home
- Two Reception Rooms
- Landscaped Rear Garden
- Early Viewing Advised



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this three bedroom extended semi detached home. A superb family home offering well proportioned living accommodation and comprising: entrance hallway, lounge, dining room, kitchen, downstairs wc, three bedrooms and a wet room. Externally this property has landscaped gardens to the front and rear with a driveway to the side. Internal and early viewing is highly advised. Situated close to good schools, transport links and local amenities this lovely home would suit a growing family! 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 Radiator. Ceiling light point. Stairs to first floor.

Lounge 13' 7" x 12' 4" (4.14m x 3.76m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 13' 6" x 9' 4" (4.11m x 2.84m) Two UPVC double glazed windows, UPVC door to rear. Radiator. Ceiling light point.

Downstairs WC Low flush wc. Wash hand basin. Ceiling light point. UPVC double glazed window.

Kitchen 12' 5" x 6' 9" (3.78m x 2.06m) UPVC double glazed window to rear and side aspect. Radiator. Ceiling light point. A range of wall and base units with Belfast sink and drainer. Ceramic hob, electric oven, built in microwave and extractor hood. Plumbed for washer. Space for dryer and fridge freezer.

First Floor Landing

Wet Room 6' 2" x 5' 4" (1.88m x 1.62m) Specially adapted wet room with drainage. Overhead electric shower. Low flush wc. Wash hand basin. Ceiling light point. UPVC double glazed window. Radiator.

Bedroom 1 12' 3" x 9' 7" (3.73m x 2.92m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 3" x 9' 4" (3.12m x 2.84m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 9' 7" x 6' 9" (2.92m x 2.06m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Landscaped garden to the front with parking to the side. To the rear a landscaped rear garden with paved patio, artificial grass area and raised decking area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 150 year term which started on 8th October 1980, meaning that there are 105 years remaining. Our clients advise us that leasehold charge is £12.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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Council Tax The property is situated in the Borough of Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,511 (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 "No" 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"

