



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		84	81
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Four Bedroom Detached
- Modern En-Suite
- Sun Room To Rear
- Spacious Drive For Multiple Cars &
- South Facing Rear Garden
- Utility Room
- Hive Control Security Cameras & Ring Door Bell



**£400,000**

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Cardwells estate agents are delighted to bring to market this beautifully presented four bedroom detached family home. Situated close to local schools, superb transport links and local amenities this stunning home must be viewed early to avoid disappointment! Comprising of; entrance hallway, downstairs wc, open plan Lounge and dining room, Sun Room, kitchen, utility room, four bedrooms (master en suite) and a family bathroom! Externally this property boasts a driveway for numerous cars to the front, leading to an integral garage and beautiful landscaped gardens to the front and a south face garden to rear. The property also benefits from Hive Control Security Camera & a Ring Door Bell. 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:**

**Hallway** Radiator. Ceiling light point. Under stairs storage. Stairs to first floor. Double doors to lounge.

**Downstairs WC** UPVC double glazed window to front aspect. Radiator. Ceiling light point. Low flush wc. Wash hand basin.

**Lounge/Dining Room** 21' 11" x 14' 0" (6.68m x 4.26m) UPVC double glazed window to front aspect. Feature gas fire and surround. Two radiators. Two ceiling light points. Double doors leading to sun room.

**Sun Room** 14' 11" x 8' 10" (4.54m x 2.69m) Two Velux windows. UPVC double glazed windows to side and rear aspects. Double UPVC patio doors leading to rear garden. Spotlighting.

**Kitchen** 10' 1" x 9' 6" (3.07m x 2.89m) A range of wall and base units with sink and drainer. Double electric oven with ceramic hob and extractor hood. Integrated fridge and freezer and dishwasher. UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Utility room** 8' 2" x 7' 7" (2.49m x 2.31m) UPVC double glazed window and door to rear aspect. Wall and base units. Plumber for washing machine. Door to integral garage. Spotlighting. Radiator.

**First Floor Landing**

**Bathroom** 11' 9" x 6' 3" (3.58m x 1.90m) UPVC double glazed window to rear aspect. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting.

**Bedroom 1** 13' 5" x 11' 9" (4.09m x 3.58m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

**En-suite** UPVC double glazed window to front aspect. Radiator. Spotlighting. Wall tiled. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin.

**Bedroom 2** 11' 4" x 9' 11" (3.45m x 3.02m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 8' 2" x 7' 2" (2.49m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 4** 7' 2" x 7' 1" (2.18m x 2.16m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Patterned imprinted driveway to the front leading to an integral garage. Laid to lawn garden with planted borders. To the rear a patterned imprinted patio area with artificial grass and planted borders.

**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).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

**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

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