

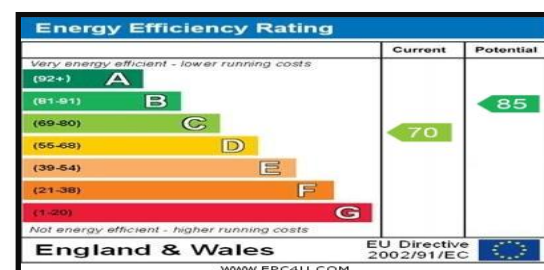
Independent Estate Agents **Cardwells** Est. 1982

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

**BANKHOUSE ROAD, BURY, BL8 1DY**



- Four Bedroom Semi Detached
- Modern Decor Throughout
- Integral Garage
- Modern Kitchen & Bathroom
- Driveway
- Ideal Family Home
- Close to Excellent Schools
- Landscaped Rear Gardens



**£400,000**

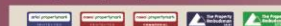
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 immaculately presented and upgraded four bedroom semi detached home. Situated in a sought after residential area off Brandlesholme Road this property is close to local amenities and superb schools and would suit a growing family! Comprising; entrance hallway, lounge, open plan family Kitchen and Dining Room, four bedrooms and a modern fitted bathroom. Externally this property boasts a driveway leading to an integral garage with up and over door and a beautifully landscaped rear garden. Internal and early viewing is highly advised to fully appreciate this lovely home!

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point. Radiator. Stairs to first floor.

**Lounge** 15' 0" x 11' 6" (4.58m x 3.50m) UPVC double glazed box bay window to front aspect. Radiator. Spotlighting.

**Family Kitchen/Dining Room** 26' 5" x 10' 6" (8.05m x 3.20m) UPVC double glazed window and patio doors to rear aspect. Spotlighting. Ceiling light point. Two radiators. A range of modern wall and base units with ceramic hob, double electric oven and extractor hood. Sink and drainer. Integrated fridge and freezer. Door to integral garage.

**First Floor Landing**

**Family Bathroom** 8' 10" x 7' 4" (2.69m x 2.23m) Two UPVC double glazed windows to rear aspect. Freestanding slipper bath with waterfall taps. Large walk in wet shower with overhead thermostatic rainfall shower cubicle. Wash hand basin. Low flush wc. Wall and floor tiling. Towel radiator. Spotlighting.

**Bedroom 1** 11' 7" x 10' 4" (3.53m x 3.15m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 2** 11' 11" x 11' 1" (3.63m x 3.38m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 19' 8" x 7' 6" (5.99m x 2.28m) UPVC double glazed window to front aspect. Radiator. Two ceiling light points.

**Bedroom 4** 8' 10" x 7' 4" (2.69m x 2.23m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

**Externally** to the front a driveway for numerous cars leading to an integral garage with up and over door. To the rear a landscaped garden with paved patio area and artificial grass garden.

**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.

**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 D rated which is at an approximate annual cost of £2,415 (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"

