



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

MANCHESTER ROAD, BURY, BL9



- Beautifully Presented Semi Detached Family Home
- Boasts Of Extensions To The Side and Rear
- Three Large Reception Rooms
- Large Driveway For Multiple Cars
- Stunning Landscaped Rear Garden!



£425,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this professionally extended four bedroom semi detached home! Immaculately presented this versatile home has been extended to the side to create a separate living accommodation with a further bedroom, kitchen, lounge and shower room all conveniently accessible via a separate door. This property comprises of ; entrance hallway, lounge, downstairs wc, dining room, large extended breakfast kitchen, a further reception room, a further kitchen, four bedrooms a family bathroom and a shower room. Externally this property boasts a large driveway for numerous cars with a landscaped rear 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 Hallway Radiator. Ceiling light point. Stairs to first floor. Understairs storage.

Lounge 14' 8" x 11' 11" (4.47m x 3.63m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point. Two wall lights. Feature gas fire and surround.

Dining 13' 2" x 11' 11" (4.02m x 3.63m) UPVC double glazed patio doors leading to the kitchen. Ceiling light point. Laminate flooring.

Extended Breakfast Kitchen 16' 7" x 10' 11" (5.06m x 3.34m) UPVC double glazed window and patio doors to rear aspect. Two Velux windows. Spot lighting. Two ceiling light points. Wall light. A range of wall and base units and breakfast island, with stainless steel sink and drainer, ceramic hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Integrated fridge freezer. Wall mounted boiler. Laminate flooring.

2nd Lounge 18' 0" x 8' 10" (5.48m x 2.7m) UPVC double glazed patio doors to rear aspect. Velux window. Stairs to first floor bedroom and shower room. Radiator. Ceiling light point. Electric feature fire and surround.

Downstairs WC ceiling light point. Radiator. Low flush wc. Wash hand basin.

2nd Kitchen 11' 7" x 9' 1" (3.53m x 2.77m) Composite door to front aspect. UPVC double glazed window to front aspect. A range of modern wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer and dishwasher. Built in microwave. Radiator. Spot lighting. Laminate flooring.

Family Bathroom 8' 10" x 5' 7" (2.69m x 1.70m) UPVC double glazed window to rear aspect. Radiator. Panelled bath. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point.

Bedroom 1 13' 3" x 8' 11" (4.03m x 2.73m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 14' 0" x 8' 11" (4.27m x 2.73m) UPVC double glazed window to rear aspect. Over stairs storage. Radiator. Ceiling light point. Door leading to shower room.

Shower Room UPVC double glazed window to front. Radiator. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Ceiling light point.

Bedroom 3 12' 7" x 7' 11" (3.83m x 2.41m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 9' 1" x 8' 10" (2.78m x 2.70m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard. Fitted wardrobes.

Externally To the front a block paved driveway for numerous cars leading to two separate entrances. To the rear a paved patio area, landscaped garden with artificial grass and planted borders.

Viewings 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

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 29th December 1910. The ground rent is £5.00 Per Annum. 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 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.

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"

