



Independent Estate Agents  
**Cardwells**™  
 Est. 1982

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

**MODE HILL LANE, WHITEFIELD. M45 8JH**



- Three Bedrooms
- Enclosed Rear Garden
- Garage
- Ideal First Time Buy
- Early Viewing Advised
- No Onward Chain Delay
- Popular Residential Area
- Close to Local Transport Links



**£195,000**

**BOLTON**  
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 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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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.



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Cardwells estate agents are pleased to bring to market this three bedroom mid terraced home. Offered with no onward chain delay this property comprises; entrance porch, lounge, dining kitchen, three bedrooms and a family bathroom. Externally this property is garden fronted with an enclosed rear paved garden. Across the road this property boasts a garage with up and over door. Situated close to local amenities, superb transport links, this property 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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** UPVC double glazed window. Door to lounge. Ceiling light point.

**Lounge** 15' 1" x 12' 8" (4.59m x 3.86m) UPVC double glazed window. Radiator. Ceiling light point. Stairs to first floor. Feature fire place.

**Kitchen/Diner** 15' 1" x 10' 1" (4.59m x 3.08m) UPVC sliding patio doors and double glazed window. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Breakfast bar. Radiator. Ceiling light point. Ceiling light fan.

#### **First Floor Landing**

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

**Bedroom 1** 12' 9" x 8' 6" (3.88m x 2.58m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 8' 6" x 8' 6" (2.59m x 2.59m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes. Storage cupboard housing boiler.

**Bedroom 3** 6' 7" x 6' 5" (2.0m x 1.96m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

**Externally** Block paved driveway to the front with an enclosed rear paved garden. Across the road adjacent to the front of the property is a block of garages, this property includes one garage with an up and over door and has recently been made watertight with a newly repaired roof.

**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 01617611215, 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 155 year term which started on 1st January 1972 meaning there is 945 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,987 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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

**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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

