

# Independent Estate Agents Cardwells

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**BEECH GROVE CLOSE, BURY, BL9 6ES**



- Stunning Semi Detached Property
- Three Bedrooms
- Extended Accommodation
- Stunning Open Plan Kitchen
- Landscaped Gardens
- Garage & Driveway Parking
- Sought After Location
- Early Viewing Advised



**£280,000**

## BOLTON

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: bolton@cardwells.co.uk

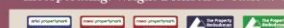
## BURY

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: bury@cardwells.co.uk

## LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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This semidetached property is simply stunning, the current owners have extended and redesigned the property to create an extremely comfortable, stylish and very well presented family home. The accommodation is impeccably presented and requires viewing to fully appreciate the style, standard and size of all that is on offer. Briefly comprising entrance hall, lounge, stunning open plan, fitted kitchen with dining area, utility room, ground, floor, guest WC, three bedrooms and a family bathroom. Externally, the property is as equally well presented having a good sized driveway to the front, leading to the integral garage and past neat garden areas whilst the rear has a lovely landscape garden with seating areas and planted shrub borders. Early viewing of this delightful property is highly recommended and is certain to impress, viewing can be arranged via our bury office telephone 0161 761 1215, email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Hall** Double glazed composite door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Door leading into the lounge. Radiator.

**Lounge** 15' 9" x 12' 6" (4.8m x 3.8m) Double glazed window to the front elevation. Twin glazed doors lead to the dining kitchen. Radiator. Living flame gas fire in painted wooden surround. Dado rail.

**Kitchen/Diner** 17' 9" x 15' 10" (5.41m x 4.83m) The kitchen area has double glazed windows to the rear and side elevations plus two Velux windows whilst the dining area has double glazed French doors leading onto the garden. The kitchen area has a good range of base units with contrasting work surfaces including breakfast bar with matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Integrated electric hob with extractor hood over and electric oven under. Integrated dishwasher. Space for fridge freezer. The dining area has a door leading into the utility room. Radiator. Recessed spotlights. Laminate flooring throughout.

**Utility room** Door leads into the garage. Central heating boiler. Radiator Door into the guest WC. Flooring to match the kitchen.

**Guest WC** Double glazed window to the rear elevation. Two piece vanity suite, comprising close coupled WC, wash hand basin and storage.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom 1** 11' 10" x 9' 6" (3.6m x 2.9m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bedroom 2** 12' 2" x 7' 10" (3.7m x 2.4m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**Bedroom 3** 8' 6" x 7' 7" (2.6m x 2.3m) Double glazed window to the front elevation. Over stairs, bulkhead. radiator.

**Bathroom** Double glazed window to the rear and side elevations. Three piece suite comprising bath, pedestal wash handbasin and close. Coupled WC. Tiled elevations. Recessed spotlights. Chrome heated towel rail.

**Externally** The property enjoys lovely low maintenance, landscaped gardens to both front and rear with driveway parking to the front leading to the integral garage. The rear garden enjoys a stone patio ideal for am fresco dining which leads to a gravel garden area plus further raised decked area to take full advantage of the sunny aspect.

**Price** £280,000

**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 C rated which is at an approximate annual cost of £1,842 (at the time of writing).

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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"

