



## HIGHFIELD LANE, WHITEFIELD. M45 7UT



- Detached True Bungalow
- Conservatory
- Two Double Bedroom
- Garage & Gardens
- Stylish Lounge
- Modern Shower Room
- Fitted Dining Kitchen
- No Onward Chain Delay



**OIRO £325,000**

### BOLTON

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This stunning two bedroom detached true bungalow is located in a highly sought after area on the fringe of Whitefield and is in lovely, move in condition. The accommodation is well presented and briefly comprises: porch, hall, lounge, fitted dining kitchen, conservatory, two double bedrooms (one fitted) and a modern three piece shower room. The property also benefits from a good sized attached garage which has workshop / utility area to the rear. The gardens are of a good size and are well maintained. 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)

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

**Entrance Porch** Double glazed window and door to the front elevation leading into the porch.

**Hallway** Composite door to the front elevation leading into the L shaped hall. Access to boarded loft space via a foldaway ladder. Radiator. Meter cupboard.

**Lounge** 14' 9" x 13' 1" (4.5m x 4.0m) Double glazed the bay window to the front elevation. Electric fire. Radiator. Recessed sliding doors into the dining kitchen.

**Kitchen/Diner** 14' 9" x 10' 10" (4.5m x 3.3m) Double glazed window to the side elevation. Double glazed sliding patio doors to the rear leading into the conservatory. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Six hob cooking range. "Russell Hobbs" extractor hood. "Franke" sink and drainer. Space for dishwasher. Space for fridge and freezer.

**Conservatory** 14' 1" x 7' 3" (4.3m x 2.2m) Double glazed windows to three sides. Power and lighting.

**Bedroom 1** 12' 10" x 10' 10" (3.9m x 3.3m) Double glazed window to the front elevation. Range of modern fitted bedroom furniture. Radiator.

**Bedroom 2** 12' 6" x 9' 2" (3.8m x 2.8m) Double glazed window to the rear elevation. Radiator.

**Shower Room** 7' 3" x 6' 3" (2.2m x 1.9m) Double glazed window to the rear elevation. Modern three-piece suite comprising walk in shower, vanity sink with storage and dual flush WC. Tiled elevations. Chrome heated towel rail.

**Externally** The front of the property enjoys a good sized garden laid mainly to lawn with shrub borders. There is a driveway leading to the attached single garage with workshop / utility area beyond.. The rear enjoys a garden with paved patio areas and lawned section with raised flower bed borders.

**Attached Garage** 29' 6" x 15' 1" (9.0m x 4.6m) Narrows to 1.2m. Remote control roller shutter door. Power and lighting. The rear section of the garage is used as workshop/utility area and is plumbed for washing machine.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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 C rated which is at an approximate annual cost of £2,146 (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

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