

**WINGATE DRIVE, WHITEFIELD, M45 7GX**



- Detached Family Home
- Four Bedrooms
- Two Good Sized Reception Rooms
- Driveway & Detached Garage
- Substantial Gardens to Rear
- Quiet Cul-de-sac Position
- Close to Whitefield Metro Link
- Close to Local Amenities



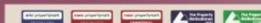
**£450,000**

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Wingate Drive is located just off Radcliffe New Road and is a quiet cul-de-sac located within Whitefield. The property is situated within walking distance of Whitefield Metro Link and is within close proximity of local retailers including Morrisons, Tesco and of course Slattery's patisserie. The property is set back from the road and has a mature flower bed to the front with a flagged driveway, offering parking for multiple vehicles leading to the detached brick garage at the rear. Internally the property doesn't disappoint. You enter via the porch to a warm, welcoming hallway, which leads off to the fitted kitchen, large dining room with views over the garden and a spacious lounge with bay window to the front. To the first floor there's an open landing which leads to the four bedrooms, three of which have fitted wardrobes, the bathroom with both bath and shower cubicle plus a separate Wc. Whilst the property offers good accommodation throughout, there is scope to potentially extend subject to planning permissions. For further information please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point, radiator, double glazed window to the front.

**Kitchen** 12' 8" x 7' 6" (3.86m x 2.28m) Ceiling light points, dual aspect double glazed windows to the front and the side, door to the side, fitted wall and base units with extractor fan, gas hob and electric oven, space for a washing machine, dishwasher, fridge freezer, one and half stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

**Dining Room** 14' 11" x 10' 5" (4.55m x 3.17m) Ceiling light point, dual aspect double glazed windows to the rear and the side, radiator.

**Lounge** 16' 10" x 12' 11" (5.14m x 3.93m) Ceiling light point, double glazed bay window to the front, double sliding glazed patio doors to the rear, radiator, electric fire and surround.

**First Floor Landing** Ceiling light point, loft access.

**Bedroom 1** 14' 11" x 12' 9" (4.55m x 3.88m) Ceiling light point, dual aspect double glazed windows to the front and the side, fitted wardrobes, radiator.

**Bedroom 2** 12' 11" x 8' 3" (3.93m x 2.51m) Ceiling light point, double glazed window to the front, fitted wardrobes, radiator.

**Bedroom 3** 9' 8" x 8' 4" (2.95m x 2.53m) Ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

**Bedroom 4** 8' 3" x 7' 3" (2.52m x 2.21m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 7' 5" x 6' 10" (2.25m x 2.09m) Ceiling light point, double glazed window to the rear, Wc, pedestal sink, walk in shower cubicle, panelled bath, radiator, tiled floor with splashback to the walls.

**Separate WC** 5' 5" x 2' 9" (1.64m x 0.83m) Ceiling light point, Wc, tiled floor with splashback to the walls.

**Externally** Set back from the road, the property has mature gardens and borders to the front with a flagged driveway leading to the detached garage at the rear, providing parking for multiple vehicles. At the rear of the property there's a superb and substantial lawned garden giving the potential for an extension, subject to planning permission, whilst still having a sizeable family garden.

**Price** £450,000

**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 23rd May 1952, meaning that there are 928 years remaining. 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 D rated which is at an approximate annual cost of £2,533 (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 the property is in a position which is regarded as having a "very low" risk of flooding.

**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

**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

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