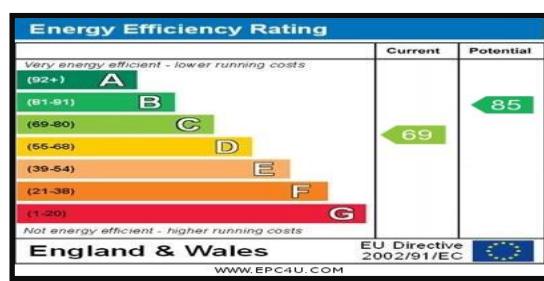
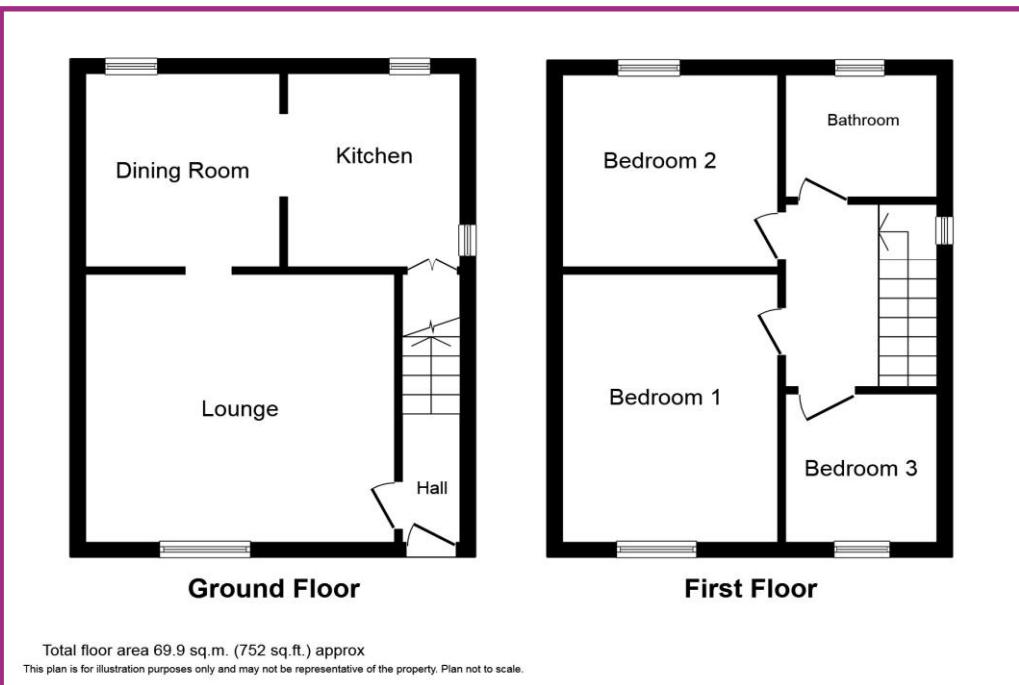


DOVE DRIVE, BURY, BL9 6LB



- Cul-de-Sac Position
- Large Rear Garden
- Three Bedrooms
- Driveway Parking
- Two Reception Rooms
- Gas Central Heating
- In need of Some Modernisation
- Double Glazing



O/O £130,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Located within a popular estate, close to Bury town centre and in need of some modernisation is this good sized semi detached family home. Internally the property comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and a shower room to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email nury@cardwells.co.uk or visit ourselves at www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Ceiling light point, stairs to the first floor.

Lounge 13' 8" x 12' 9" (4.16m x 3.88m) Ceiling light point, double glazed window to the front, radiator, open fire and surround, radiator.

Dining Room 9' 2" x 8' 10" (2.80m x 2.68m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the rear.

Kitchen 8' 11" x 7' 10" (2.73m x 2.38m) Ceiling light point, double glazed window to the rear and the side, laminate effect flooring, fitted wall and base units with space for a gas cooker, washing machine and fridge/freezer.

Landing Ceiling light point, double glazed window to the side.

Bedroom 1 12' 8" x 9' 9" (3.87m x 2.97m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2 10' 10" x 9' 1" (3.31m x 2.78m) Ceiling light point, double glazed window to the rear, radiator

Bedroom 3 8' 11" x 7' 1" (2.72m x 2.15m) Ceiling light point, double glazed window to the front, radiator.

Shower Room 5' 9" x 5' 6" (1.74m x 1.67m) Ceiling light point, Wc, pedestal sink, walk in shower cubicle, double glazed window to the rear, tiled walls.

Externally Driveway parking for two cars at the front and side with a large lawned garden to the rear.

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 A rated which is at an approximate annual cost of £1,382 (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.

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

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"

