Independent Estate Agents Est. 1982
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7 FELTON CLOSE, BURY, GREATER MANCHESTER BL9 8BJ

- Three Bedrooms
- Semi Detached
- Extended to Rear
- Driveway
- Garage
- Ideal Family Home
- Early Viewing Advised!
- Modern Kitchen

£275,000

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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 delighted to bring to market this EXTENDED three bedroom semi detached family home. Located close to good schools, superb transport links and local amenities this lovely home comprises; entrance porch, hallway, lounge, open plan dining room, kitchen, three bedrooms and a bathroom. Externally this property is situated in a quiet cul de sac position with a generous driveway and front garden leading to a Garage. To the rear our vendor landscaped the garden into a personal allotment! 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed windows and door. Double doors leading to hallway. Tiled flooring. Spotlighting.

Hallway Radiator. Ceiling Light point. Stairs to first floor. Under stairs storage.

Lounge 13' 10" x 11' 7" (4.21m x 3.52m) UPVC double glazed window. Radiator. Ceiling light point. Feature gas fire and surround. Open plan to dining room.

Dining Room 18' 5" x 7' 11" (5.62m x 2.41m) UPVC double glazed patio doors to side aspect leading to patio area. Two radiators. Two ceiling light points.

Extended Kitchen 17' 2" x 7' 11" (5.22m x 2.42m) UPVC double glazed window and door. Radiator. Spotlighting. A range of modern wall and base units with stainless steel sink and drainer. Ceramic hob with extractor hood. Electric oven and grill. Built in microwave. Integrated fridge freezer, dishwasher and washing machine.

Bathroom 7' 5" x 6' 1" (2.26m x 1.85m) UPVC double glazed window. Shower cubicle with overhead electric shower. Low flush wc. Inset wash hand basin and vanity units. Wall tiling. Radiator. Spotlighting.

Bedroom 1 11' 11" x 9' 6" (3.62m x 2.90m) UPVC double glazed window. Radiator. Spotlighting. Fitted wardrobes.

Bedroom 2 9' 10" x 9' 10" (3.0m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 2" x 8' 10" (2.5m x 2.7m) UPVC double glazed window. Radiator. Ceiling light point.

Externally to the front; laid to lawn garden with paved driveway for numerous cars leading to a garage with up and over door. To the rear a paved patio area with raised beds for use as an allotment.

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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).

Tenure FREEHOLD

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having very low risk of flooding.

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

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"

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