

PHILIPS PARK ROAD WEST, WHITEFIELD, M45 7GJ



- No Onward Chain
- Detached True Bungalow
- Two Double Bedrooms
- Gardens to Front & Rear
- Driveway & Garage Parking
- Close to Local Amenities
- Gas Central Heating
- Double Glazing



O/O £385,000

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 the ever popular area of Whitefield is this well loved detached true bungalow, perfect to put your own stamp on and is being offered for sale with no onward chain. Internally the property has good sized rooms throughout which comprise an entrance hallway, lounge, dining room, kitchen, bathroom and two double bedrooms. 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 Hallway Ceiling light point, storage cupboard, radiator, loft access

Lounge 17' 5" x 11' 3" (5.32m x 3.43m) Ceiling light point, dual aspect double glazed windows to the front and the side, radiator, electric fire and surround.

Dining Room 10' 11" x 8' 6" (3.33m x 2.60m) Ceiling light point, radiator, double glazed window to the side, wall mounted boiler.

Kitchen 10' 10" x 9' 10" (3.30m x 2.99m) Ceiling light point, radiator, door to the side, dual aspect double glazed windows to the front and the side, fitted wall and base units with extractor fan, electric hob and oven, integrated fridge/freezer and slimline dishwasher, stainless steel sink with mixer tap and drained, tiled splashback to the walls.

Master bedroom 12' 3" x 10' 10" (3.74m x 3.29m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 2 13' 1" x 10' 0" (3.99m x 3.06m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom 7' 7" x 6' 4" (2.31m x 1.92m) Ceiling light point, double glazed window to the side, Wc, pedestal sink, panelled bath with electric shower over, radiator, tiled walls.

Externally To the front of the property there is artificial grass with flower beds bordering, driveway leading to the detached garage. To the rear of the property theirs is a patio area with steps up to the lawn with flower beds to three sides.

Price O/O £385,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 990 year term which started on 21st November 1961, meaning that there are 929 years remaining. Our clients advise us that leasehold charge is £7.25 per annum. 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 £2,073 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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

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"

