



Independent Estate Agents **Cardwells** Est. 1982

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TRENT DRIVE, BURY, BL9 6QZ



- Three bedroom semi
- Driveway For Numerous Cars
- Detached Garage
- Conservatory
- Three Reception Rooms
- Two Bathrooms
- Large rear Garden
- Early Viewing Advised



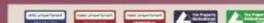
£335,000

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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.



Cardwells estate agents are pleased to bring to market this well presented three bedroom semi detached home. Situated in a sought after area this property boasts a generous plot and comprises; entrance hallway, large lounge/dining room, conservatory, kitchen/diner, downstairs bathroom. To the first floor are three bedrooms and a bathroom. Externally this property boasts beautifully landscaped gardens to the front and rear with a detached summer house and garage. To the side is a driveway for numerous cars. Situated close to great transport links, schools and local amenities this really is the ideal family home! 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. Radiator. Laminate flooring. Under stairs storage. Stairs to first floor.

Lounge 23' 11" x 10' 11" (7.29m x 3.34m) UPVC double glazed bay window to front aspect. Feature fire and surround. Two ceiling light points. Two radiators.

Dining Room 7' 6" x 7' 5" (2.29m x 2.26m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point

Conservatory 10' 3" x 9' 9" (3.12m x 2.96m) UPVC double glazed with patio doors to rear garden. Ceiling light point.

Kitchen/Diner 14' 2" x 7' 5" (4.32m x 2.26m) UPVC double glazed window and UPVC door to rear aspect. A range of wall and base units with inset sink and drainer. Gas hob, electric oven and integrated dishwasher. Spotlighting. Laminate flooring.

Downstairs Bathroom 7' 10" x 5' 7" (2.4m x 1.7m) UPVC double glazed window to side aspect. Radiator. Panelled bath. Low flush wc. Wash hand basin. Wall tiling. Spotlighting.

Bedroom 1 14' 4" x 11' 0" (4.36m x 3.35m) UPVC double glazed window to front aspect. Radiator. Fitted wardrobes. Spotlighting.

Bedroom 2 9' 4" x 11' 1" (2.84m x 3.38m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Storage cupboard.

Bedroom 3 8' 2" x 7' 1" (2.48m x 2.15m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Fitted wardrobes.

Upstairs Bathroom 6' 11" x 6' 2" (2.10m x 1.87m) UPVC double glazed window to rear aspect. Radiator. Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Wall tiling. Spotlighting.

Externally To the front, a laid to lawn garden with planted borders. A driveway for numerous cars leading to a detached garage with up and over door. To the rear a paved patio with laid to lawn garden, detached summer house and shed.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold ,999 years from 30 June 1967. With 940 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

Flood Risk Information 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.

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"

