

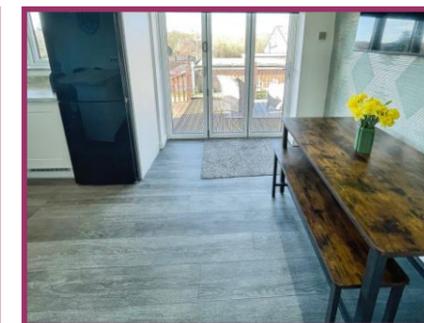
Independent Estate Agents
Cardwells Est. 1982

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WHITBURN DRIVE, BURY, BL8 1EH



- Stunning Semi Detached
- True Bungalow
- Three Bedrooms
- Ensuite & Family Bathroom
- Lovely Fitted Kitchen-Diner
- Stylish Decor Throughout
- Gardens to Three Sides
- Detached Garage



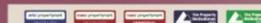
£350,000

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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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This stunning semi detached true bungalow has to be one of the nicest we have seen in some time. The accommodation has been lovingly improved by the current owner and is presented to the highest of standards. Currently comprising; hall with storage and loft access, stylish lounge, stunning fitted dining kitchen with bi fold doors, three bedrooms (master with en suite shower room) and house bathroom. Externally the property enjoys lovely landscaped gardens to three sides and a detached garage to the rear. Early viewing is strongly advised and is certain to impress. 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:

Hall Composite door to the front elevation leading into the S shaped hall. Storage cupboard. Loft access.

Lounge 15' 9" x 10' 2" (4.8m x 3.1m) Double glazed window to the front elevation. Recessed fireplace with electric fire. Radiator

Fitted Kitchen/Diner 19' 0" x 9' 10" (5.8m x 3.0m) Double glazed window and bi fold doors to the rear elevation. Range of light grey base units with complementary work surfaces / breakfast bar and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric double oven and extractor hood. Integrated washing machine, dryer & dishwasher. Space for fridge / freezer. Recessed spotlights. Plumbed for washing machine.

Bedroom 1 12' 10" x 10' 10" (3.9m x 3.3m) Double glazed window to the front elevation. Built in wardrobe. Radiator.

En-suite 8' 6" x 5' 11" (2.6m x 1.8m) Double glazed window to the side elevation. Modern three piece suite comprising; walk in shower cubicle with drench head shower, vanity sink with storage and dual flush WC. Laminate floor. Tiled elevations. Chrome heated towel rail.

Bedroom 2 15' 9" x 7' 9" (4.8m x 2.35m) Double glazed window to the front elevation. Radiator.

Bedroom 3 10' 2" x 8' 10" (3.1m x 2.7m) Double glazed window to the rear elevation. Radiator.

Bathroom 7' 3" x 5' 11" (2.2m x 1.8m) Internal room with extraction. Modern three piece suite comprising bath with shower and screen over, vanity sink with storage and dual flush WC. Tiled elevations.

Externally The property sits on a very good sized plot with low maintenance garden areas to the front, side and rear. The rear having lovely distant views.

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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 8th February 1965 meaning that there are 938 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 C rated which is at an approximate annual cost of £2,146 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not 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 It

