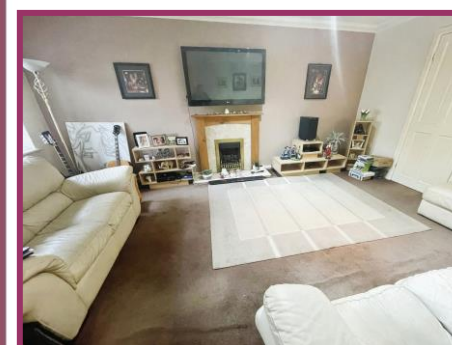


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**PLANTATION GROVE, UNSWORTH, BL9 8LS**



- Detached Family Home
- Three/Four Bedrooms
- Lounge & Conservatory
- Two/Three Reception rooms
- Fitted Kitchen with Utility
- Master Bedroom with Ensuite
- Gardens & Off Road Parking
- Sought After Location



**OIRO £280,000**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This flexible family home has been redesigned to give a good combination of flexible living for the growing family. The accommodation requires some TLC, but currently comprises entrance hall, lounge, dining room, conservatory, fitted kitchen, utility room, second reception room/ground floor bedroom. To the first floor there are three bedrooms, one of which is fitted and has an ensuite plus there is a family bathroom. Located in a well regarded area having access to wide ranging amenities and good schooling, this family home is likely to attract a great deal of attention and offers the buyers an opportunity to personalise and grow into the accommodation. Viewing is therefore advice which 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 Hall** Glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

**Lounge** 17' 1" x 12' 3" (5.2m x 3.74m) Double glazed window to the front elevation. Laminate floor. Living flame gas fire. Twin doors leading into the dining room.

**Dining Room** 12' 2" x 7' 3" (3.7m x 2.2m) Double glazed sliding patio doors to the rear elevation leading into the conservatory. Laminate floor. Radiator.

**Conservatory** 13' 0" x 8' 4" (3.97m x 2.55m) Double glazed windows to 5 elevations with twin doors leading to the garden. Ceiling light point and fan.

**Kitchen** 15' 0" x 7' 6" (4.56m x 2.29m) Double glazed window to the rear elevation with double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven and extractor. Plumbed for dishwasher. Radiator. Opens onto the utility room.

**Utility room** Plumbed for washing machine. Space for fridge freezer. Door leading into reception room/bedroom.

**Reception/Bedroom** 16' 5" x 7' 5" (5.0m x 2.26m) Formally the garage. Double glazed window to the front elevation. Central heating boiler. Laminate floor. Radiator.

**Guest WC** Leading off the hall. Double glazed window to the front elevation. Two piece suite comprising WC and vanity sink. Radiator. Laminate floor floor.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access. Radiator.

**Bedroom 1** 11' 8" x 8' 5" (3.56m x 2.56m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

**En-suite** Double glazed window to the side elevation. Three piece suite, comprising pedestal, wash, handbasin, shower cubicle, and WC. Tiled elevations.

**Bedroom 2** 9' 10" x 8' 6" (3.0m x 2.58m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 9' 10" x 6' 7" (3.0m x 2.0m) Double glazed window to the rear elevation. Radiator.

**Bathroom** 6' 7" x 5' 6" (2.00m x 1.67m) White three piece suite comprising panelled bath, vanity sink unit & low flush wc. uPVC double glazed window, tiled walls, radiator.

**Externally** The front of the property has a driveway providing off-road parking which is next to a mature garden. The rear has a good sized garden area with paved patio leading onto lawn area with mature shrubs.

**Price** OIRO £280,000

**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 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 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

**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"

