



WEST VIEW GROVE, WHITEFIELD, GREATER MANCHESTER M45



- Three Bed Semi Detached
- Extended to the Rear
- Modern Fitted Kitchen
- Detached Garage
- Large Rear Garden
- Ideal Family Home
- No Onward Chain
- Early Viewing Advised



£375,000

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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 delighted to bring to market this extended three bedroom semi detached home. Boasting sizeable living accommodation this superb family home is offered with no onward chain and comprises; entrance hallway, downstairs wc, lounge, dining room, kitchen, extended family room, three bedrooms and a bathroom. Externally this property boasts a driveway to the front and side leading to a detached garage with a great sized rear garden and patio area. Situated close to good schools, local amenities and excellent transport link to Manchester and Bury this 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 Two UPVC double glazed windows to side aspect. Radiator. Spotlighting. Ceiling light point. Stairs to first floor. Laminate flooring.

Downstairs WC UPVC double glazed window to side aspect. Radiator. Low flush wc. Wall hung wash hand basin. Ceiling light point. Tiled flooring.

Lounge 14' 5" x 12' 5" (4.39m x 3.78m) UPVC double glazed bay window to front aspect. Ceiling light point. Radiator. Wall mounted gas fire. Laminate flooring.

Dining Room 10' 9" x 10' 9" (3.27m x 3.27m) UPVC double glazed window to side aspect. Radiator. Ceiling light point. Open plan to extended family room and archway to kitchen.

Kitchen 10' 9" x 7' 8" (3.27m x 2.34m) A range of modern high gloss wall and base units with inset sink and drainer and complementing work surfaces and tiled splash back. Ceramic hob, electric oven, built in microwave and extractor hood. Integrated dishwasher. Plumbed for washing machine and space for fridge freezer. Two ceiling light points. UPVC double glazed window.

Extended Family Room 15' 3" x 12' 1" (4.64m x 3.68m) UPVC double glazed window to side aspect. UPVC double glazed door and windows to rear aspect overlooking garden. Spotlighting. Radiator. Feature gas fire and surround.

First Floor Landing

Bathroom 8' 6" x 7' 9" (2.59m x 2.36m) Two UPVC double glazed windows to side aspect. Panelled corner bath with electric shower over head. Low flush wc. Pedestal wash hand basin. Bidet. Wall tiling. Chrome effect towel radiator. Spotlighting.

Bedroom 1 14' 6" x 11' 0" (4.42m x 3.35m) UPVC double glazed bay window to front aspect. Ceiling light point. Radiator.

Bedroom 2 10' 9" x 9' 4" (3.27m x 2.84m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 9' 1" x 8' 2" (2.77m x 2.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally To the front has a paved driveway and to the side, leading to the garage with up and over door. To the rear is a patio area, established garden, workshop and gardening room.

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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 C rated which is at an approximate annual cost of £2,034 (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.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

