



Independent Estate Agents
Cardwells Est. 1982
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WARWICK CLOSE, GREENMOUNT, BL8



- Stunning 3 Bedroom Bungalow
- Refurbished Throughout
- New Roof, Kitchen & Bathrooms
- Garage & Driveway, Cul-de-sac
- Circa 1,420 sq ft of Luxury Accommodation
- Approx 0.10 acres of Landscaped Gardens



£450,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

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

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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A beautiful, comprehensively renovated up to 3 bedroom detached bungalow set in a peaceful cul-de-sac in one of Greenmounts most sought after residential areas. Offered with NO ONWARD CHAIN and enjoying very little passing traffic to the front yet within a short walk of the shops and village precinct, the bungalow offers a wonderful blend of proximity to superb everyday amenities whilst being within easy reach of beautiful countryside.

During 2025 works undertaken include: a new roof, a new boiler, and a rewire, stylish modern fitted kitchen complete with integrated appliances, beautiful family shower room suite, ensuite shower room, and wonderful stylish media wall. Externally there are landscaped wraparound garden areas which provide a relaxing outdoor setting complete with lawn, Astroturf lawn, and patio entertaining space with additional mature trees including an apple tree. There is an integral electric vehicle access door garage which is served by a imprinted concrete driveway providing additional off-road car parking.

This wonderful bungalow offers fabulous kerb appeal with its rendered front and composite front door. Internally the accommodation extends to around 132Sq Meters/ 1420 square feet (according to the recent EPC valid till 2nd November 2035, with accommodation that briefly comprises: reception porch/hallway, large living room with feature media wall, stylish fitted kitchen complete with integrated dishwasher and other appliances, master bedroom with walkin wardrobe / dressing room and three-piece ensuite shower room, generous second bedroom, bedroom 3/additional reception room, conservatory and a superb shower room.

There really is a great deal to admire and all that is on offer can only be fully appreciated via a personal inspection which can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing: lettings@cardwells.co.uk or visiting: www.cardwells.co.uk In the first instance there is a walk through viewing video available to watch.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed window to side aspect. Composite door to front. Radiator. Ceiling light point. Door to lounge.

Lounge 21' 0" x 13' 5" (6.40m x 4.09m) UPVC double glazed window to front aspect. UPVC circular window to side aspect. Feature media wall with inset feature fireplace, shelving and lighting. Two radiators. Spot lighting.

Kitchen 18' 2" x 9' 6" (5.53m x 2.89m) UPVC double glazed window and door to side aspect. UPVC double glazed window to rear aspect. Radiator. Spotlighting. A range of newly fitted wall and base units with complementing work surfaces. Stainless steel sink and drainer. Integrated fridge, freezer and dishwasher. Ceramic hob, electric oven and extractor hood over. Door to integral garage.

Conservatory 8' 10" x 11' 7" (2.69m x 3.53m) UPVC double glazed throughout with patio doors to side leading to rear garden.

Bathroom 8' 6" x 7' 9" (2.59m x 2.36m) UPVC double glazed window to rear aspect. Newly fitted open shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Towel radiator. Spotlighting. Wall tiling.

Bedroom 1 13' 0" x 12' 2" (3.96m x 3.71m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to wall in wardrobe.

Walk In Wardrobe 11' 3" x 7' 7" (3.43m x 2.31m) Ceiling light point. Radiator. Door to en suite.

En Suite 7' 7" x 6' 11" (2.31m x 2.11m) UPVC double glazed window to rear aspect. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall tiling. Spotlighting. Towel radiator.

Bedroom 2 12' 3" x 9' 2" (3.73m x 2.79m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3/ Snug 12' 3" x 7' 11" (3.73m x 2.41m) UPVC double glazed patio doors leading to conservatory. Radiator. Ceiling light point.

Externally To the front and sides of this detached bungalow is a tegula block paved and sealed driveway. To the rear this plot opens up into a fantastic sized rear landscaped garden with laid to lawn garden, slated patio areas and a raised artificially grassed patio area.

Viewings 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

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 23rd May 1973, meaning that there are 946 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax Band The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2,951 (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 "no" 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.

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