



Independent Estate Agents
Cardwells
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WALMERSLEY ROAD, BURY, BL9 6NH



- Three Bedroomed Semi Detached
- Two Reception Rooms
- Large Rear Garden
- Detached Garage
- Off Road Parking to Rear
- Ideal Family Home
- Close to Amenities
- Early Viewing Advised



Offers in the region of £245,000

BOLTON

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

BURY

14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Cardwells estate agents in Bury are delighted to bring to market this spacious three bedroom semi detached home. Situated close to Clarence park, Chesham primary school and local amenities this fantastic family home must be viewed to be appreciated! Comprising of; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property boasts a gated driveway to the rear and a semi detached garage with a large rear garden. Fantastic potential to extend subject to planning!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Stairs to first floor. Radiator, ceiling light point.

Lounge 14' 0" x 12' 4" (4.26m x 3.76m) UPVC double glazed bay window to front aspect. Feature gas fire. Radiator, ceiling light point.

2nd Reception Room 14' 7" x 10' 9" (4.44m x 3.27m) UPVC double glazed patio doors to rear garden. Feature gas fire. Radiator. Archway to kitchen. Ceiling light point.

Kitchen 12' 6" x 7' 8" (3.81m x 2.34m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven. Plumbed for washer and dishwasher. UPVC double glazed window and door to rear aspect. Ceiling light point.

First Floor Landing

Bedroom 1 13' 7" x 9' 2" (4.14m x 2.79m) Fitted wardrobes. UPVC double glazed window to front, radiator. Ceiling light point.

Bedroom 2 11' 9" x 10' 9" (3.58m x 3.27m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 7' 7" x 7' 2" (2.31m x 2.18m) UPVC double glazed window to front aspect radiator, ceiling light point.

Bathroom Panelled bath, shower cubicle with electric over head shower. Wash hand basin.

Separate WC With low level wc, ceiling light point and UPVC double glazed window to side aspect

Externally garden fronted with a paved path leading to front door. To the rear a large rear laid to lawn garden and patio area. Gated off road parking to the rear. Detached garage.

Price £260,000

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

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 shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage Cardwells Estate Agents Bury 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 01617611215, 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"

