



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

COTSWOLD CRESCENT, BURY, BL8 1QP



- Stylish & Substantial Semi
- 3-4 Bedrooms
- Fitted Breakfast Kitchen
- Open Plan Dining/Conservatory
- Living Room
- Modern Bathroom Suite
- Lovely Landscaped Gardens
- Early Viewing Advised



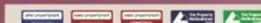
£350,000

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This is a very well presented and extremely flexible property with the potential to create a four bedroomed family home. The accommodation is very well presented and requires viewing to fully appreciate the size, standard and quality on offer. Currently comprising entrance hallway with store suitable for conversion to guest WC, lounge, dining area which opens onto the conservatory which enjoys views over the garden. Substantial fitted breakfast kitchen and an integral garage, which could provide additional accommodation if required, completes the ground floor. The first floor of the property currently has three bedrooms however bedroom three offers the opportunity to divide and create two bedrooms making the potential for a four bedroomed house. There is a stylish, modern shower room. Overall this property is one of the nicer we have seen in some time. 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:

Hallway Double glazed door and window to the front elevation leading into the hall. Stairs lead off to the first floor landing. Three under stairs storage, one of which was previously a guest WC and still retains the plumbing despite the fact that the fittings have been removed so would be an easy conversion back to WC if desired.

Lounge 15' 5" x 9' 10" (4.7m x 3.0m) Double glazed window to the front elevation. Electric fire. Radiator. Twin glazed doors leading into the dining area.

Dining area 9' 10" x 8' 6" (3.0m x 2.6m) Tiled floor. Radiator. Door through to the dining kitchen. Opens onto the conservatory.

Conservatory 8' 6" x 8' 2" (2.6m x 2.5m) Tiled floor to match dining room. Electric heating. Double glazed windows to rear and side elevations with French doors providing access to the garden.

Breakfast Kitchen 17' 0" x 7' 3" (5.18m x 2.2m) Plus breakfast area. Twin double glazed windows to the rear elevation plus double glazed door. Tiled floor to match dining area. Good range of base units with contrasting work surfaces and matching breakfast bar with matching wall mounted cabinets. Inset sink and drainer. Five burner "Leisure" range cooker. Extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Radiator. Door through to the garage.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access with pulldown ladder leading to storage space.

Bedroom 1 13' 1" x 9' 10" (4.0m x 3.0m) Double glazed window to the rear elevation. Radiator.

Bedroom 2 9' 10" x 6' 11" (3.0m x 2.1m) Double glazed window to the front elevation. Radiator. Loft access. Boarded for storage.

Bedroom 3 23' 7" x 7' 10" (7.2m x 2.4m) Double glazed windows to both front and elevations. Two radiators. This room is very spacious and is of an ideal size to divide into two bedrooms if required allowing for a four bedroom property.

Shower Room Double glazed window to the rear elevation. Oversized shower cubicle, pedestal wash handbasin and close coupled WC. Chrome heated towel rail. Tiled floor and elevations.

Externally The front of the property enjoys a lovely landscaped garden which is terraced using railway sleepers, is visually appealing and has off road driveway parking whilst the rear garden has a paved patio leading onto a decked seating area ideal for alfresco dining with further garden and patio areas beyond.

Price £350,000

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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 900 year term which started on 30th May 1878, meaning that there are 848 years remaining. Our clients advise us that leasehold charge is £20.00 per annum. 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 the family home is in a position which is regarded as having a "very low" risk of flooding.

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"

