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## TURTON CLOSE, SEDDONS FARM, BL8



- Two/Three Bedrooms
- Detached Bungalow
- Freehold Tenure
- Garage & Driveway Parking
- Family Bathroom & En Suite
- Extended To The Rear
- Early Viewings Highly Advised
- Highly Popular & Sought After



**£425,000**

### BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

### BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Cardwells estate agents are delighted to bring to market this extended two/three bedroom detached bungalow. Huge potential to extend subject to planning and very versatile! Occupying a generous plot in the heart of a cul de sac position this lovely home must be viewed to be appreciated! Comprising; entrance porch, lounge, dining Room/bedroom 3, kitchen/diner, two further bedrooms (master en suite and a family bathroom. Externally this property boasts a landscaped pattern imprinted driveway to the front leading to a garage with electric powered door. To the rear a generous landscaped rear garden. With patterned imprinted patio and planted borders. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Located to the side, door leading to lounge. Ceiling light point.

**Lounge** 22' 7" x 9' 11" (6.89m x 3.01m) UPVC double glazed window to front aspect. Radiator. Five wall lights. Feature gas fire.

**Dining Area Leading to Kitchen** 12' 4" x 7' 1" (3.75m x 2.15m) Open plan to kitchen and archway to dining room. Radiator. Two wall lights.

**Kitchen** 9' 4" x 8' 8" (2.84m x 2.63m) UPVC double glazed window to front aspect. A range of wall and base units with double electric oven, ceramic hob and extractor hood. Plumbed for washing machine and dishwasher. Door to side.

**Dining Room** 14' 4" x 7' 6" (4.38m x 2.29m) UPVC double glazed window to front aspect. Radiator. Three wall lights.

**Snug** 12' 8" x 8' 10" (3.86m x 2.68m) UPVC double glazed sliding patio doors to rear aspect. Radiator. Two wall lights. Door to master bedroom.

**Bedroom 1** 12' 8" x 12' 2" (3.86m x 3.7m) UPVC double glazed sliding patio doors to rear aspect. Radiator. Spotlighting. Fitted wardrobes.

**En Suite** Twin grip panelled bath with overhead shower cubicle. Low flush W/C. Wash hand basin. Radiator. Wall tiling. Spotlighting.

**Bedroom 2** 11' 7" x 10' 9" (3.53m x 3.27m) UPVC double glazed sliding patio doors to rear aspect. Radiator. Three wall lights. Fitted wardrobes.

**Garage** electric roller garage door. Lighting, water and power. Wall and base units with Belfast sink. Timber door leading to rear garden.

**Externally** Patterned imprinted driveway for numerous cars. Planted borders with mature shrubbery. To the rear a patterned imprinted patio area with feature laid to lawn circle garden. Planted borders with rockery and mature shrubbery. Freestanding shed.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is of FREEHOLD Tenure. 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 £2,415 (at the time of writing).

**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.

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**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

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