

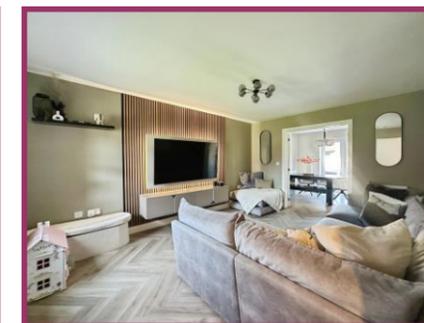
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

ANDREWS CLOSE, WALSHAW, BURY, BL8 1YW



- Four Double Bedrooms
- En Suite
- Converted Garage
- Landscaped Rear Garden
- Driveway with EV Charger
- Freehold Tenure
- Downstairs WC
- Fitted Wardrobes to all Bedrooms



£440,000

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

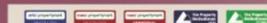
BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Independent Estate Agents
Cardwells Est. 1982

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 immaculately presented four bedroom detached family home. Built by Bellway and still under the remaining 10 year NHBC warranty this freehold property boasts major improvements from new including a converted garage providing an extra reception room and study, as well as a stunning landscaped rear garden. Situated close to fantastic schools, including The Elton high school this property would suit a growing family! Briefly comprising to the ground floor; entrance hallway, downstairs wc, lounge, open plan kitchen/Dining Room, utility room, a further reception room and study. To the first floor are four double bedrooms with a master en suite and a family bathroom. Externally this property boasts a driveway for numerous cars with outside EV charging and a stunning landscaped low maintenance rear garden. 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

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Radiator. Ceiling light point.

Downstairs WC Low flush wc. Wash hand basin. Ceiling light point. UPVC double glazed window. Radiator.

Lounge 14' 8" x 11' 10" (4.46m x 3.61m) UPVC double glazed window. Radiator. Ceiling light point. Double doors to dining area.

Dining Kitchen 23' 0" x 9' 10" (7.0m x 3.0m) UPVC double glazed patio doors and window. Two radiators. Spotlighting. Under stairs storage. A range of modern wall and base units with sink and drainer. Ceramic hob, double electric oven and extractor hood. Integrated fridge freezer and dishwasher.

Utility room 7' 8" x 5' 7" (2.34m x 1.70m) Composite door to side aspect. Storage housing wall mounted boiler. Sink and drainer. Plumbed for washer. Base units. Spotlighting.

2nd Reception Room UPVC double glazed window. Radiator. Spotlighting. Door to study. Underfloor heating.

Study 7' 10" x 6' 0" (2.38m x 1.82m) UPVC double glazed window. Spotlighting.

Landing Storage cupboard. Ceiling light point.

Bedroom 1 11' 10" x 11' 10" (3.61m x 3.61m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

En Suite 7' 1" x 6' 7" (2.15m x 2.0m) UPVC double glazed window. Radiator. Shower enclosure with overhead thermostatic shower. Low flush wc, wash hand basin. Partially wall tiled. Spotlighting.

Bedroom 2 15' 3" x 8' 1" (4.65m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 10' 8" x 8' 0" (3.25m x 2.45m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 4 12' 9" x 5' 7" (3.88m x 1.70m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom 6' 11" x 5' 6" (2.12m x 1.68m) UPVC double glazed window. Radiator. Spotlighting. Panelled bath with overhead thermostatic shower. Low flush wc. Wash hand basin. Partially wall tiled.

Externally Driveway for numerous cars to the front with EV charging point. Laid to lawn garden. To the rear a stunning landscaped garden with porcelain tiled patio area, artificial grass and lower patio area.

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 E rated which is at an approximate annual cost of ££2,797.42(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 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"

Square Footage 1,130 ft 2 or 105 m 2

