



MARKET STREET, STONECLOUGH. M26 1HB



- Three Bed Semi Detached
- Open Plan Living/Dining Room
- Extended Kitchen
- Conservatory
- Generous Rear Garden
- Ideal Family Home
- Close to Local Transport Links
- Internal Viewing Advised



**£200,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home! This ideal family home offers well proportioned living accommodation and comprises; entrance porch, hallway, open plan lounge/ dining room, extended kitchen and conservatory to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally this property boasts a front garden with a great sized rear landscaped garden and purpose built garden room. Situated close to local transport links, local amenities and good schools this property would suit a growing family. 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** UPVC door and windows. Door leading to hallway.

**Hallway** Radiator, laminate flooring. Ceiling light point. Stairs to first floor.

**Open Plan Lounge/Diner** 23' 4" x 10' 9" (7.11m x 3.27m) UPVC double glazed window to front aspect. UPVC double glazed patio doors to conservatory. Two radiators. Spotlighting. Laminate flooring.

**Kitchen** 16' 7" x 5' 6" (5.05m x 1.68m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, electric oven. UPVC double glazed window to side and rear aspects. Spotlighting. Radiator. Laminate flooring.

**Conservatory** 9' 6" x 9' 2" (2.89m x 2.79m) UPVC double glazed with patio doors to rear garden.

### **First Floor Landing**

**Bathroom** Bath with over head shower. Low flush wc. Pedestal wash hand basin. Radiator, spotlighting. UPVC double glazed window to rear aspect.

**Bedroom 1** 13' 0" x 10' 9" (3.96m x 3.27m) Fitted wardrobes. Radiator. Spotlighting. UPVC double glazed window to front aspect. Laminate flooring.

**Bedroom 2** 11' 0" x 10' 6" (3.35m x 3.20m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bedroom 3** 7' 6" x 5' 7" (2.28m x 1.70m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. Over stairs storage.

**Externally** Landscaped and paved front garden. To the rear a generous rear garden with decking area, artificial lawn and a detached wooden garden room.

**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](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 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 B rated which is at an approximate annual cost of £1,670 (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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**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"

