

Independent Estate Agents
Cardwells Est. 1982

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ROTHBURY CLOSE, BURY, BL8 2TT



- Four Bedroomed Detached
- Ideal Family Home
- Freehold Tenure
- Close to an Array of Schools
- Large Rear Garden
- Downstairs WC
- Family Bathroom & Ensuite
- Driveway & Garage



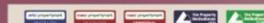
£440,000

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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.

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Cardwells estate agents are delighted to bring to market this superb four bedroom detached family home. Situated close to top rated primary and secondary schools this Freehold home has huge potential! Comprising; entrance hallway, lounge, dining room, kitchen, downstairs wc, four bedrooms (master en suite) and a family bathroom. Externally this property boasts a driveway leading to an integral garage with up and over door with well maintained gardens to the front and rear 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:

Entrance Hallway Two ceiling light points. Radiator. Stairs to first floor.

Guest WC Low flush wc. Wash hand basin. Hardwood double glazed window. Radiator. Ceiling light point.

Lounge 17' 4" x 11' 2" (5.28m x 3.40m) Hardwood double glazed window. Ceiling light point. Two wall light points. Feature fire and surround. Radiator.

Dining Room 11' 6" x 9' 1" (3.51m x 2.77m) UPVC double glazed sliding patio doors to rear garden. Radiator. Ceiling light point.

Kitchen 11' 9" x 9' 10" (3.58m x 3.0m) Hardwood double glazed window. Radiator. Ceiling light point. A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge and freezer.

First Floor Landing

Family Bathroom 9' 7" x 5' 9" (2.92m x 1.75m) Hardwood double glazed window. Radiator. Spotlighting. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially tiled.

Bedroom 1 13' 11" x 9' 4" (4.24m x 2.84m) Hardwood double glazed window. Radiator. Ceiling light point.

Ensuite 5' 9" x 5' 9" (1.75m x 1.75m) Hardwood double glazed window. Radiator. Spotlighting. Enclosed shower cubicle with electric shower overhead. Low flush wc. Pedestal wash hand basin. Partially tiled.

Bedroom 2 13' 6" x 11' 8" (4.11m x 3.56m) Hardwood double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 10" x 11' 8" (3.61m x 3.56m) Hardwood double glazed window. Radiator. Ceiling light point.

Bedroom 4 8' 5" x 6' 5" (2.57m x 1.96m) Hardwood double glazed window. Radiator. Ceiling light point.

Externally To the front a driveway leading to an integral garage with up and over door. Power and lighting. Laid to lawn gardens to the front. To the rear a paved patio area, laid to lawn garden with planted borders and mature shrubbery.

Tenure Cardwells Estate Agents Bury research shows the property is of a freehold tenure.

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

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 £2,951 (at the time of writing).

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"

