

**WEST VIEW GROVE, WHITEFIELD, M45 7NQ**



- No onward chain
- Three bedrooms
- Semi detached family home
- Two reception rooms
- Beautiful garden to the rear
- Driveway and garage parking
- Short drive to Whitefield centre
- Close to Stand golf club



**O/O £350,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Offered for sale with NO ONWARD CHAIN and located within the always sought after area of Whitefield is this well loved family home which is situated close to Ringley Road and located just off Dales Lane. The property is also within close proximity of Stand golf club and is just a short drive to Whitefield town centre where there are many local amenities and the Metrolink which will take you directly to Manchester City centre. You enter the property to a good sized hallway which has stairs leading to the first floor. The lounge is a good size with a bay window to the front and a sliding door which leads straight into the kitchen which has a range of fitted units with a window and door exiting to the garden at the rear. The dining room also has a double glazed bay window which looks out over the well manicured lawn and garden at the rear. To the first floor there are three good size bedrooms, two of which are double and a shower room with separate wc. To the front of the property there's a lawned garden with borders surrounding and a flagged driveway leading the garage at the rear of the property, which has an automatic electric door. The rear of the property isn't overlooked and has a beautiful, private lawned garden with mature borders surrounding. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215 email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or alternatively visit [cardwells.co.uk](http://cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Ceiling light point, understairs storage, radiator, stairs leading to the first floor.

**Lounge** 12' 5" x 12' 4" (3.78m x 3.76m) Ceiling light point, double glazed bay window to the front, radiator.

**Dining Room** 10' 11" x 10' 11" (3.33m x 3.32m) Ceiling light point, double glazed bay window to the rear, radiator, storage cupboard with wall mounted Worcester boiler which is approximately 2 years old.

**Kitchen** 10' 11" x 8' 1" (3.33m x 2.47m) Ceiling light point, double glazed window and door to the rear, radiator, fitted wall and base units with extractor fan, space for electric oven, washing machine, fridge/freezer, stainless steel sink with mixer tap and drainer, breakfast bar.

**Landing** Ceiling light point, loft access, double glazed window to the side.

**Bedroom 1** 12' 5" x 10' 10" (3.78m x 3.29m) Ceiling light point, double glazed bay window to the front, radiator, fitted wardrobes.

**Bedroom 2** 11' 3" x 10' 11" (3.43m x 3.32m) Ceiling light point, double glazed window with views over the rear garden, radiator

**Bedroom 3** 8' 3" x 7' 4" (2.52m x 2.23m) Ceiling light point, double glazed window to the front, radiator.

**Shower Room** 7' 10" x 5' 5" (2.40m x 1.66m) Ceiling light point, radiator, double glazed window to the side, pedestal sink, walk in shower cubicle, storage cupboard, tiled splashback to the walls, radiator.

**Wc** 4' 9" x 2' 9" (1.46m x 0.84m) Ceiling light point, double glazed window to the side, wc, tiled splashback to the walls.

**Externally** Lawned garden with borders surrounding and a flagged driveway leading the garage at the rear of the property which has an electric door. The rear of the property isn't overlooked and has a beautiful, private lawned garden with mature borders surrounding.

**Price** O/O £350,000

**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 C rated which is at an approximate annual cost of £1,842 (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, Bolton 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

