

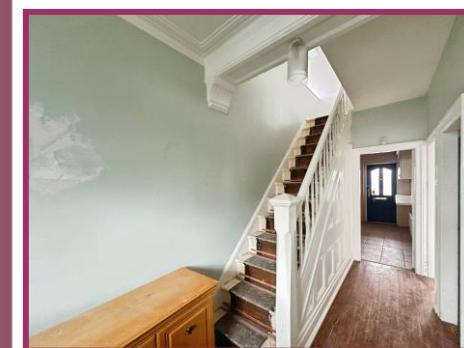


Independent Estate Agents
CardwellsTM
Est. 1982
www.cardwells.co.uk

ROCHDALE OLD ROAD, BURY, BL9 7TF



- Extended Semi Detached
- Three bedrooms
- Two reception rooms
- Landscaped rear garden
- Integral garage
- Basement room
- Attic Room
- No onward chain



£285,000

BOLTON

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Cardwells estate agents are delighted to bring to market this extended three bedroom semi detached home. In need of updating throughout this sizeable home offers versatile living accommodation. Located close to Fairfield Hospital with superb transport links to Bury and Rochdale this property is offered with no onward chain delay and comprises; entrance hallway, lounge, dining room, extended dining kitchen, utility room, downstairs shower room, basement room, three bedroom, attic room and a family bathroom. Externally this property boasts a driveway for two cars leading to an integral garage with a landscaped 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Lounge 15' 3" x 10' 11" (4.66m x 3.34m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 17' 9" x 12' 1" (5.4m x 3.68m) UPVC double glazed box bay window to rear aspect. Radiator. Ceiling light point. Feature fire and surround.

Kitchen/Dining Room 18' 4" x 15' 9" (5.58m x 4.8m) Two UPVC double glazed windows to rear aspect. Radiator. A range of wall and base units with stainless steel sink and drainer. Space for range cooker. Two ceiling light points. Door to integral garage.

Utility Room 11' 6" x 6' 0" (3.5m x 1.83m) Wall units. Hardwood door to rear aspect. Radiator. Ceiling light point. Tiled flooring.

Downstairs Shower Room Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Basement Room 14' 9" x 10' 3" (4.49m x 3.13m) UPVC patio door and window to rear aspect. Spotighting. Radiator.

Integral Garage 8' 9" x 7' 3" (2.66m x 2.2m) Electric and power. Up and over door.

Bathroom 8' 1" x 5' 4" (2.47m x 1.62m) UPVC double glazed window to rear aspect. Radiator. Bath, low flush wc. Spotighting. Wall tiling.

Bedroom 1 14' 2" x 12' 11" (4.33m x 3.93m) UPVC double glazed window to rear aspect. Radiator. Spotighting. Pull down ladders to attic room.

Attic Room 14' 4" x 10' 6" (4.37m x 3.2m) Velux window.

Bedroom 2 12' 2" x 10' 5" (3.72m x 3.17m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 3 7' 11" x 9' 2" (2.42m x 2.79m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Block paved driveway for two cars to the front leading to an integral garage. To the rear a paved under cover patio area stepped to a rear paved garden with laid to lawn garden. Free standing brick built garage - awaiting approval for planning.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 10th September 1923, meaning that there are 896 years remaining. 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 £2,146 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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.

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"

