



Independent Estate Agents **Cardwells** Est. 1982

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PURBECK DRIVE, BURY, BL8 1JG



- Semi Detached Bungalow
- Three Bedrooms
- Detached Garage
- Driveway
- Well Presented Throughout
- Conservatory
- No Onward Chain
- Early Viewing Advised



£325,000

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 E: bolton@cardwells.co.uk

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LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached bungalow. Offered with no onward chain this superb bungalow is situated in a highly desirable area and comprises; entrance porch, hallway, lounge, kitchen/diner, conservatory, three bedrooms and a bathroom. Externally this property boasts well maintained gardens to the front and rear with a driveway leading to a detached garage. 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 Porch UPVC double glazed with door leading to hallway

Hallway Storage cupboard. Radiator. Ceiling light point. Loft access with pull down ladders.

Lounge 16' 5" x 10' 4" (5.0m x 3.16m) UPVC double glazed window. Feature fire and surround. Radiator. Ceiling light point.

Kitchen/Diner 15' 10" x 11' 6" (4.83m x 3.50m) UPVC double glazed window and patio doors. A range of wall and base units with stainless steel sink and drainer. Space for fridge freezer, washing machine, dish washer and dryer. Wall mounted boiler. Radiator. Two ceiling light points.

Conservatory 9' 10" x 9' 5" (2.99m x 2.88m) UPVC double glazed with patio doors to rear garden. Ceiling light fan.

Bathroom Shower cubicle with overhead shower. Wash hand basin. Radiator. Ceiling light point. UPVC double glazed window.

Separate WC UPVC double glazed window. Ceiling light point. Low flush wc.

Bedroom 1 14' 7" x 10' 6" (4.45m x 3.19m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes

Bedroom 2 10' 4" x 10' 11" (3.16m x 3.32m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 7' 1" x 5' 5" (2.16m x 1.66m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Driveway leading to a detached garage with up and over door. Mature laid to lawn gardens to front and rear

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 9th December 1962, meaning that there are 936 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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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 not set within a conservation area.

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"

