



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

WALMERSLEY ROAD, BURY. BL9 6QT



- Three Bedroomed Semi Detached
- Parking to Rear
- Detached Garage
- No Onward Chain
- Two Reception Rooms
- Utility Room
- Original Features
- Early Viewing Advised



£300,000

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 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
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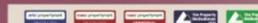
LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	61	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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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.

Cardwells are delighted to offer for sale this traditional bay fronted three bedroom semi detached home. Offered with no onward chain this lovely home boasts an array of original features and comprises; lounge, dining room, extended kitchen, utility room, three bedrooms and a bathroom. Externally this property is elevated with steps to the front garden. To the rear a landscaped rear garden and patio area with a detached garage and parking to the rear! Internal and early viewing is highly advised to fully appreciate what is on offer! 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:

Lounge 18' 10" x 16' 10" (5.74m x 5.12m) UPVC triple glazed bay window to front aspect. Two radiators. Two ceiling light points. Two light points. Parquet flooring. Stairs to first floor. Feature fire and surround.

Dining Room 18' 1" x 11' 5" (5.5m x 3.48m) UPVC double glazed patio doors to rear aspect. Radiator. Ceiling light points. Feature fire and surround.

Kitchen 10' 8" x 9' 10" (3.24m x 3.0m) UPVC double glazed window to rear aspect. UPVC door to side aspect. A range of modern wall and base units with stainless steel sink and drainer. Gas hob, double electric oven and extractor hood. Radiator. Ceiling light point.

Utility room/Downstairs WC 10' 6" x 6' 8" (3.2m x 2.04m) UPVC double glazed window to side aspect. Radiator. Ceiling light points. Wall mounted boiler. Work top and wall units. Low flush wc. Pedestal wash hand basin.

First Floor Landing

Bathroom 8' 3" x 5' 10" (2.51m x 1.79m) UPVC double glazed window to rear aspect. Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 13' 8" x 10' 3" (4.17m x 3.13m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 14' 2" x 10' 3" (4.33m x 3.13m) UPVC double glazed window to rear aspect. Storage cupboard. Radiator. Two Ceiling Light points.

Bedroom 3 9' 10" x 8' 2" (3.0m x 2.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Elevated with paved path leading to front door, laid to lawn garden and mature planted borders. To the rear a paved patio area and path, laid to lawn garden and decking area. Mature and planted borders.

Garage Detached to the rear of the property with parking behind the rear garden fence.

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 28th November 1927, meaning that there are 887 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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 D rated which is at an approximate annual cost of £2,415 (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.

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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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).

