

EPC



cardwells.co.uk

WHITBURN DRIVE, BURY, BL8 1EH



- Semi Detached True Bungalow
- Two/Three Bedrooms
- Good Sized Lounge
- Fitted Kitchen
- Gardens to Front & Rear
- Gas C/H & Double Glazing
- Garage & Driveway Parking
- No Onward Chain Delay



£199,950

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

**LETTINGS & MANAGEMENT**

E: lettings@cardwells.co.uk

T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

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. C W Pearson.



This semi detached true bungalow is located in the sought-after area of Brandlesholme and offers well presented flexible accommodation. Located on a good sized plot with gardens to front and rear with driveway parking and a detached garage the property briefly comprises sizeable entrance hall, lounge, fitted kitchen two / three bedrooms and a three-piece shower room. Available with no onward chain delay early viewing of this lovely home is advised and in the first instance is via virtual viewing video and then in person accompanied by a representative from our Bury office.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Double glazed door to the front elevation leading into the hall. Loft access. Radiator. Meter cupboard.

**Lounge** 17' 11" x 12' 4" (5.46m x 3.75m) Double glazed window to the front elevation. Electric fire and surround. Radiator.

**Kitchen** 14' 4" x 8' 10" (4.37m x 2.68m) Double glazed window to the rear elevation and double glazed door to the side. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Space for fridge and freezer. Radiator. Tiled splash backs.

**Bedroom One** 12' 4" x 12' 1" (3.75m x 3.68m) Double glazed window to the rear elevation. Radiator.

**Bedroom Two/Office** 9' 9" x 6' 0" (2.98m x 1.84m) Double glazed window to the side elevation. Radiator.

**Bedroom Three** 9' 9" x 7' 3" (2.98m x 2.21m) Double glazed window to the front elevation. Radiator.

**Shower** Double glazed window to the side elevation. Three piece suite comprising shower cubicle with electric shower, pedestal wash hand basin and close couple WC. Part tiled elevations. Radiator.

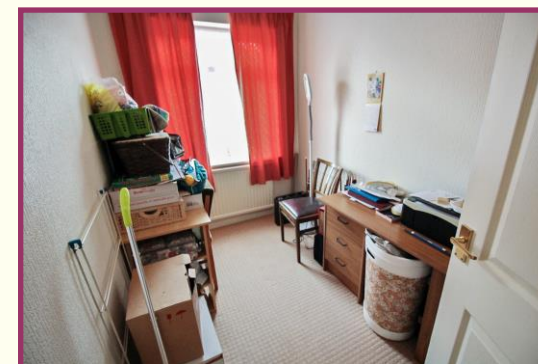
**Externally** To the front there is a tarmac drive providing off-road parking and leading around the side of the bungalow to the rear and the detached garage. The front has a nice neat lawned area with shrub borders whilst the rear has a paved patio and path with raised lawn and shrub borders

**Garage** Detached garage. Up and over door.

**Price** £199,950

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.



**Please note: all viewings are by appointment only through our BURY Office**