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PENNINE CLOSE, BURY, BL8 1RB



- Stunning Semi Det True Bungalow
- Redesigned & Refurbished
- Two Bedrooms
- Open Plan L Shaped Living Areas
- Plans Approved for Loft Bedrooms
- Opportunity to Personalise
- Large Corner Plot with Parking
- Early Viewing a Must



£250,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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This stunning semi detached true bungalow has been the subject of a full redesign and refurbishment making for extremely stylish and well thought-out accommodation well suited to those needing level access living. For those requiring even more space, plans have been approved for an extension and accommodation in the roof space. The quality and attention to detail of this lovely home can only be appreciated by internal inspection, currently comprising, hall, L shaped open plan living area with lounge/ dining and fitted kitchen, two bedrooms (master with vaulted ceiling and a bathroom with three piece suite. We are already getting a lot of interest in this property and so early viewing is advised to avoid missing out. Buying the property at this stage allows for personalised optional extras to be added by the developer including; Your own lighting installed, EV charging unit installed, Security System installed and Decorated to your style. Viewing is essential to fully appreciate the property and can be arranged through our Cardwells Bury Estate Agents office on 0161 761 1215, via email using bury@cardwells.co.uk or online @cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Composite door to the front elevation leading into the hall, measuring 4.5 m. Recessed spotlights. Central heating radiator. Loft access with pulldown ladder. Doors leading off to all rooms.



Open Plan Lounge/Diner 21' 4" x 9' 6" (6.5m x 2.9m) Double glazed window to the front elevation. Double glazed French doors to the rear elevation. Opens into the kitchen area.



Kitchen Area Double glazed window to the rear elevation. Range of Fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Integrated appliances include oven hob and extractor.

Bedroom 1 12' 5" x 10' 4" (3.79m x 3.14m) Double glazed window to the front elevation. Vaulted ceiling with skylight. Double glazed window to the side elevation. Radiator.



Bedroom 2 10' 4" x 7' 7" (3.14m x 2.3m) Double glazed window to the side elevation.

Bathroom 9' 9" x 5' 11" (2.97m x 1.8m) Double glazed window to the rear elevation. Tiled elevations. Three-piece suite comprising shower bath with shower and screen over, close couple, WC and pedestal wash handbasin.



Externally This stunning semi detached true bungalow has been the subject of a full redesign and refurbishment making for an extremely stylish and well thought out accommodation well suited to those needing level access living. For those requiring even more space, plans have been approved for an extension and accommodation in the roof space. The quality and attention to detail of this lovely home can only be appreciated by internal inspection, currently comprising, hall, L shaped open plan living area with lounge/ dining and fitted kitchen, two bedrooms (master with vaulted ceiling and a bathroom with three piece suite. We are already getting a lot of interest in this property and so early viewing is advised to avoid missing out. Buying the property at this stage allows for personalised items to be added including;

Price £250,000

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 BA rated which is at an approximate annual cost of £1,612 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not 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.

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

Thinking of Selling 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.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk