



Independent Estate Agents Cardwells

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LONGRIDGE DRIVE, HEYWOOD, OL10 3JW



- Stylish Semi Detached
- Two Fitted Bedrooms
- Fitted Kitchen/Diner
- Modern Bathroom
- Garden Room/Office
- Driveway Parking to Front
- Excellent Commuter Location
- Early Viewing Advised



£175,000

BOLTON

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BURY

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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.



This beautifully presented two bedroomed house is conveniently located for the motorway networks and Heywood town Centre. It has the added benefit of a garden room to the rear which could also be used as a work from home space. The property is very well presented and currently comprises entrance hall, lounge, open plan dining / kitchen, guest WC, master bedroom with walking wardrobe and second bedroom with fitted wardrobes, bathroom with three-piece suite. Externally the property enjoys off-road parking to the front with a lovely low maintenance garden to the rear with fully insulated garden room/office with hot and cold running water and electrics. 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:

Hall Double glazed door to the front elevation leading into the hole. Meter cupboard. Radiator. Stairs lead off to the first floor landing.

Lounge 14' 1" x 11' 10" (4.3m x 3.6m) Double glazed window to the front television. Laminate floor. Focal fireplace.

Kitchen/Diner 16' 9" x 9' 2" (5.1m x 2.8m) Double glazed window and French doors to the rear elevation. Range of base units with contrasting wood work surfaces and matching wall mounted cabinets. Inset sink and drainer. Space for fridge freezer. Integrated dishwasher. Plumbed for washer dryer. Plumbing for five burner cooking range (available by separate negotiation). Laminate floor. Central heating boiler. Door through to the ..

Guest WC Two piece suite comprising dual flush WC and hand wash basin. Laminate floor.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access with pulldown ladder leading to part boarded roof space.

Bedroom 1 14' 1" x 10' 2" (4.3m x 3.1m) Double glazed window to the front elevation. Laminate floor. Radiator. Wall mounted TV point. Walk in wardrobe that extends over the stairs.

Bedroom 2 9' 2" x 9' 2" (2.8m x 2.8m) Double glazed window to the rear elevation. Laminate floor. Fitted wardrobes. Radiator.

Bathroom 7' 3" x 5' 7" (2.2m x 1.7m) Double glazed window to the rear elevation. Three-piece suite comprising pedestal wash hand basin, dual flush WC and P shaped bath with shower and screen over. Tiled floors. Tile elevations.

Externally The front of the property enjoys a double width driveway with dropped curb whilst the rear enjoys a low maintenance garden with summer house/Work from Home space.

Garden Room/Office 14' 9" x 8' 6" (4.5m x 2.6m) Double glazed French doors and window to the side elevation. Electric. Water. Laminate floor. Currently used as hairdressing salon.

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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 Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,639 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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.

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

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