



# Independent Estate Agents **Cardwells** Est. 1982

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**RECTORY HILL, BURY, BL9 7SW**



- Three bed stone semi detached
- Quiet cul-de-sac location/driveway
- Porch/cloaks/Wc/reception hallway
- 26'7" lounge diner/ feature fireplace
- Professionally fitted kitchen/landing
- Three bedrooms/4 piece family bathroom



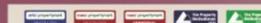
**£250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents Bury are delighted to offer to the market this three bed stone built semi detached property on Rectory Hill in the sought after area of Fairfield. Situated in close proximity to excellent transport links and amenities with popular nurseries and schools all within the catchment area. Tucked away on a quiet cul-de-sac of similar properties and briefly comprising: Composite entrance door, porch, cloaks Wc, reception hallway, 26'7 through lounge diner with feature fireplace and surround with double doors giving access to the rear garden, professionally fitted kitchen, landing, three bedrooms and a four piece family bathroom suite. To the outside is block paved driveway parking and to the rear is a private low maintenance enclosed garden with raised flower beds. Viewings are readily available by ringing Cardwells Estate Agents Bury, 7 days a week on 0161 7611215 or via email at bury@cardwells.co.uk.

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

**Porch** 5' 7" x 3' 5" (1.70m x 1.04m) uPVC porthole double glazed window.

**Cloaks/WC** 5' 7" x 2' 1" (1.70m x 0.63m) two piece suite comprising Wc, wall mounted wash basin, wall mounted radiator, frosted porthole upvc double glazed window.

**Hallway** Under stairs storage cupboard, spindled staircase to the landing

**Lounge/Diner** 26' 7" x 10' 1" (8.10m x 3.07m) Feature fireplace and surrounded with inset living flame gas fire, upvc double glazed window, two wall mounted radiators, double upvc doors giving access to the garden.

**Kitchen** 9' 9" x 8' 1" (2.97m x 2.46m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, full wall tiling, freestanding oven with extractor above, cupboard housing the gas combination boiler, space for white goods, upvc double glazed window, composite door giving access to the garden.

**Landing** Loft access point.

**Bedroom 1** 13' 7" x 9' 1" (4.14m x 2.77m) uPVC double glazed window, wall mounted radiator.

**Bedroom 2** 12' 0" x 9' 1" (3.65m x 2.77m) uPVC double glazed window, wall mounted radiator.

**Bedroom 3** 10' 1" x 7' 8" (3.07m x 2.34m) Professionally fitted wardrobes, built in airing cupboard, upvc double glazed window, wall mounted radiator.

**Bathroom** 5' 7" x 8' 3" (1.70m x 2.51m) Four piece suite comprising Wc, pedestal wash basin, bath, walk in corner shower cubicle, full wall tiling, frosted upvc double glazed window, wall mounted radiator.

**Externally** To the outside is a block paved driveway and there is an enclosed private low maintenance patio style rear garden with raised flower beds.

**Tenure** Cardwells Estate Agents Bury research shows the property is Leasehold, 999 years from January 1998 and we are advised that the annual ground rent is £50.00

**Council Tax** Cardwells Estate Agents Buty pre market researcher indicates that the council tax is band C with Bury Council at an approximate cost of around £2,034.00 per annum.

**Flood Risk** Cardwells Estate Agents Bury research shows the property is in a very low flood risk area.

**Conservation Area** Cardwells Estate Agents Bury research shows the property is not in a conservation area.

**Thinking Of Selling** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**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

**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"

**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

