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**DOVE DRIVE, BURY, BL9**



- Semi Detached
- Three Bedrooms
- Driveway
- Generous Rear Garden
- No Onward Chain
- Cul De Sac Position
- In Need Of Updating
- Early Viewing Advised



**£185,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

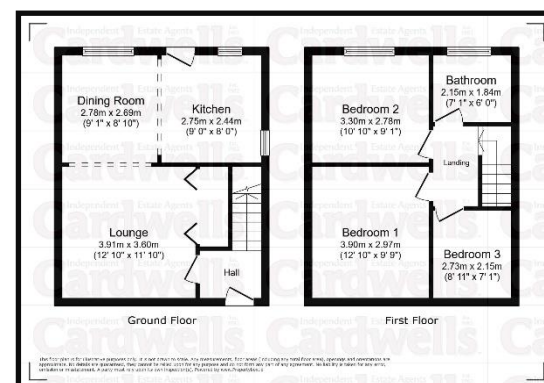
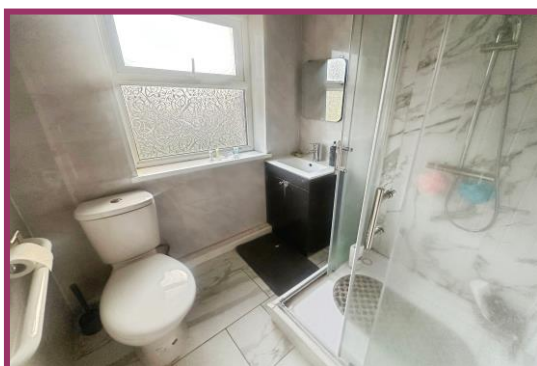
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are pleased to offer for sale this three bedroom semi detached home. Offered with no onward chain delay this property does require updating however comprises of; entrance hallway, lounge, dining room, kitchen, three bedrooms and a shower room. Externally this home boasts a driveway to the front and a generous rear laid to lawn gardens. Tucked away in the heart of a cul de sac this property would make an ideal family! Situated close to good schools, local amenities and superb transport links. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **Directions**

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

**Entrance Hall** Ceiling light point. Radiator. Stairs to first floor.

**Lounge** 12' 10" x 12' 8" (3.91m x 3.86m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Open plan to dining room.

**Dining Room** 9' 1" x 8' 7" (2.78m x 2.61m) UPVC double glazed window to rear. Radiator. Ceiling light point.

**Kitchen** 9' 0" x 8' 0" (2.75m x 2.44m) UPVC double glazed windows to side and front aspect. Timber rear door. A range of wall and base units with stainless steel sink and drainer. Gas hob and electric oven. Plumbed for washing machine.

**Bathroom** UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin.

**Bedroom 1** 12' 10" x 9' 8" (3.90m x 2.94m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 10' 10" x 8' 10" (3.3m x 2.7m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 8' 11" x 6' 11" (2.73m x 2.11m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Externally- paved driveway to the front and side. Garden gate leading to generous rear laid to lawn gardens and patio area.

**Viewings** 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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 A rated which is at an approximate annual cost of £1,610 (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.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**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"