



Independent Estate Agents

# Cardwells

Since 1982

[cardwells.co.uk](http://cardwells.co.uk)  
**HENLEY CLOSE, BURY, BL8 2DF**



- Detached 3 Bedroom Bungalow
- Generous Plot, Approx 0.12 Acre
- 3/4 Size Garage & Gated Driveway
- Modern White Bathroom, Sep WC
- Beautiful Gardens to Front & Rear
- Additional Garden Areas to Rear
- Cul de Sac, Close to Countryside
- Gas C/H & D/G, Viewing



**O/O £290,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**LETTINGS & MANAGEMENT BURY**  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) T: 01204 381 281  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215 E: [bury@cardwells.co.uk](mailto: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.

A freehold three-bedroom detached bungalow enjoying a generous size plot which extends to around 0.12 of an acre incorporating two title plans. Positioned on a cul-de-sac there is little passing traffic and the property is on the cusp of beautiful countryside, whilst being within easy reach of Bury town centre, Bolton town centre, Whitefield, popular schools, shops, restaurants and sporting facilities. The accommodation on offer briefly comprises: entrance vestibule, spacious reception hallway large lounge/diner, fitted kitchen with appliances provided, three bedrooms, a modern bathroom with separate WC. There is a large detached 3/4 garage, which is served by a gated driveway to the side for 2-3 cars but may also be ideal for a boat / caravan, and there is parking for 2 vehicles on the cobbled driveway to the front. The rear garden is beautifully presented with a patio area immediately to the rear of the property, central lawn and enclosed by mature colourful shrubs and trees, stone steps lead down to the additional garden area which has recently been cut back but has the potential to be used in a variety of different ways to maximise the space. There is gas central heating, UPVC double glazing, the roof apex gullies have been replaced, there are electrical trip switches and a water meter has been installed. Viewing in the first instance is via the walkthrough viewing video, and then an internal inspection can be arranged by calling Cardwells Estate Agents Bury on 01617611215; emailing: bury@cardwells.co.uk or visiting; www.cardwells.co.uk

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** 3' 8" x 3' 0" (1.128m x 0.91m) UPVC entrance door and UPVC window, tiled floor, door off into the reception hallway and internal frosted glass window.

**Reception Hall** 19' 8" x 5' 3" (5.988m x 1.597m) Measured at maximum points. Welcoming and spacious reception hallway with radiator access to the loft storage space and spotlighting.

**Lounge/Diner** 21' 2" x 12' 0" (6.441m x 3.657m) Spacious room with large Georgian style UPVC window to the front complete with fitted blinds, radiator, exposed stone fireplace which extends into the TV and DVD stand, ample dining space, door off to the kitchen.

**Kitchen** 9' 2" x 8' 9" (2.782m x 2.674m) A professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, stainless steel sink and drainer with mixer tap over, double oven / grill, gas hob and extractor over, freestanding fridge freezer, washing machine, ceramic wall tiling, UPVC window overlooking the rear garden, UPVC door off to the rear garden, fan heater, spot lighting.

**Garage** 22' 0" x 12' 0" (6.70m x 3.65m) A three quarters size garage with heavy duty cabling that can support high ampage, the type associated with electric welders or compressors. There are single glazed windows, up and over vehicle door. The garage is served by a gated driveway to the side of the property which is approx 41ft in length from the gate to the garage door and around 8ft wide. There is additional driveway space to the front. There is excellent private parking facilities.

**Bedroom 1** 11' 0" x 10' 8" (3.345m x 3.254m) Professionally fitted bedroom furniture given an excellent range of wardrobes, bedside drawers, bridging cabinets, additional drawers and storage space which combine to create a dressing area, UPVC window overlooking the rear garden, fitted blinds, radiator.

**Bedroom 2** 10' 7" x 9' 11" (3.214m x 3.024m) Professionally fitted wardrobes/storage space to one wall, radiator, Georgian style UPVC window to the front complete with fitted blinds.

**Bedroom 3** 9' 11" x 7' 1" (3.024m x 2.159m) UPVC window to the side with fitted blinds, radiator.

**Bathroom** 9' 0" x 4' 4" (2.735m x 1.315m) Two piece bathroom suite comprising stylish bath complete with electric shower over and fitted glass shower screen, wash hand basin ceramic wall tiling, frosted glass UPVC Window to the rear, heated towel rail.

**Separate WC** 5' 2" x 2' 10" (1.573m x 0.869m) White dual flush, frosted glass UPVC window to the rear

**Gardens** We understand that the overall plot size extends to a total of around 0.12 of an acre being approximately 140 foot in length and around 38 foot wide. The overall plot comprises two title documents which you will be able to see in the photographs. The garden area to the rear of the property is around 35 foot long and 24 foot wide and is laid with a flagged patio off the rear of the property, with a central lawn boarded by mature trees, colourful shrubs and plants, there two sheds and greenhouse which are included in the sale, external lighting, and steps that lead down and through to a further garden area. This is around 55 foot in length and 38 foot wide. Hopefully you can see from

the video and the photographs that this has recently been cut back, but this could be further exploited and may make a lovely nature garden, children's play area etc.

**Price** O/O £290,000

**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, 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. 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)



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