



Independent Estate Agents
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COLVILLE DRIVE, SEDDONS FARM, BURY, BL8 2DX



- Extended to Rear
- Two Bed roomed Semi Detached
- Large Driveway
- Integral Garage
- Offered with No Onward Chain
- Sought After Location
- Early Viewing Advised
- Gardens to Front & rear



£270,000

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



Cardwell's estate agents are delighted to bring to market this Extended two bedroom semi detached home. Offered with no onward chain this property is situated just off Bolton Road on the sought after Seddon's Farm estate. Conveniently located close to local amenities and transport links this lovely home has huge potential! Comprising; entrance hallway, lounge, 2nd reception room, kitchen, two bedrooms and a shower room. Externally this property boasts a patterned imprinted driveway for numerous cars leading to an integral garage with up and over door and landscapes laid to lawn gardens to the front and rear. Internal inspection is highly advised. 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:

Hallway Understairs storage. Radiator, ceiling light point. Stairs to first floor.

Lounge 16' 2" x 11' 9" (4.92m x 3.58m) UPVC double glazed sliding patio doors to rear garden. Wall mounted gas fire. Radiator. Ceiling light point.

Kitchen 13' 11" x 8' 7" (4.24m x 2.61m) UPVC double glazed window and door to side aspect. A range of wall and base units with stainless steel sink and drainer. Space for freestanding cooker. Breakfast bar. Radiator. Ceiling light points.

2nd Reception Room 12' 0" x 9' 0" (3.65m x 2.74m) UPVC double glazed window to rear and side aspect. Radiator. Ceiling light point.

Downstairs Bedroom 2 13' 5" x 11' 2" (4.09m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Master Bedroom 14' 3" x 11' 7" (4.34m x 3.53m) UPVC double glazed window to front aspect. Radiator. Storage in the eaves. Ceiling light point.

Shower Room Shower cubicle. Low flush wc, pedestal wash hand basin. UPVC double glazed window to side aspect. Radiator. Ceiling light point. Wall tiled.

Integral Garage 19' 2" x 8' 5" (5.84m x 2.56m) Power and lighting. Wall mounted boiler. Plumber for washer. Up and over door to the front.

Externally Patterned imprinted driveway for numerous cars to the front leading to garage. Laid to lawn garden. To the rear a paved patio area with laid to lawn garden.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 26th October 1959, meaning that there are 934 years remaining. 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 C rated which is at an approximate annual cost of £2,146 (at the time of writing).

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"

