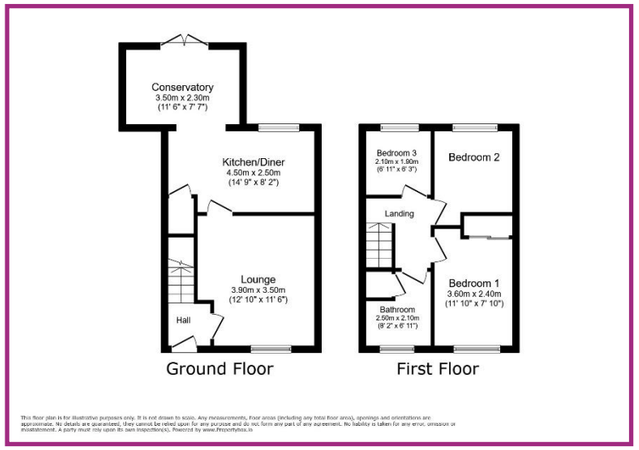

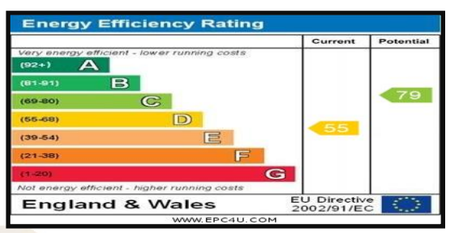

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BROOKWATER CLOSE, TOTTINGTON, BL8 3LD

- Three Bedrooms
- Large Rear Garden
- Driveway
- Conservatory
- Popular Family Estate
- Close to Transport Links
- Modern Kitchen & Bathroom
- Early Viewing Advised

OIRO £270,000

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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.

Cardwells estate agents are pleased to bring to market this immaculately presented three bedroom semi detached home which benefits from a new boiler installed December 2022 with a 10 year warranty and new uPVC windows installed September 2023. Situated in a sought after family area, close to fantastic schools, transport links and local amenities this lovely home comprises ; entrance hallway, lounge, modern kitchen /diner, open plan conservatory with newly fitted tiled roof, three bedrooms and a modern family bathroom. Externally this property boasts a driveway to the front with laid to lawn gardens to the front and rear. 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:

Entrance Hallway Radiator. Ceiling light point. Laminate flooring. Stairs to first floor.

Lounge 12' 10" x 11' 6" (3.91m x 3.50m) UPVC double glazed window to front aspect. Feature fire and surround. Laminate flooring. Ceiling light point. Radiator.

Kitchen/Diner 14' 10" x 8' 2" (4.52m x 2.49m) A range of modern wall and base units with sink and drainer with tiled splash backs and complementing work surfaces. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Laminate flooring. UPVC double glazed window to rear aspect. Two ceiling light points. Radiator. Open plan to the conservatory.

Conservatory 11' 5" x 7' 7" (3.48m x 2.31m) UPVC double glazed windows throughout. UPVC double glazed patio doors to rear garden. Recently fitted with new tiles roof. Spotlighting. Laminate flooring.

First Floor Landing

Bedroom 1 11' 8" x 7' 10" (3.55m x 2.39m) UPVC double glazed windows to front aspect. Radiator. Ceiling light point. Fitted wardrobe.

Bedroom 2 9' 4" x 7' 10" (2.84m x 2.39m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 6' 11" x 6' 3" (2.11m x 1.90m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom 8' 1" x 6' 11" (2.46m x 2.11m) UPVC double glazed windows to front aspect. Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. Tiled walls and flooring. Spotlighting. Extractor fan.

Externally Driveway to the front with laid to lawn garden. To the rear a great sized rear laid to lawn garden and patio area.

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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 Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,780 (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"

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