



Independent Estate Agents Est. 1982
Cardwells

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9 RAMSEY GROVE, BURY, BL8 2RE



- **Three Bedrooms**
- **Brand New Bathroom**
- **Driveway**
- **Integral Garage**
- **Gardens to Front & Rear**
- **Offered with no Onward Chain**
- **Early Viewing Advised**
- **En suite WC**



£285,000

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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 delighted to bring to market this three bedroom dormer bungalow. Offered with no onward chain delay this property comprises; entrance hallway, lounge, kitchen, brand new bathroom and three bedrooms and en suite. Externally this property has a driveway leading to a great sized integral garage with gardens to the front and rear. In need of some updating this property is double glazed, gas central heated and boasts a brand new bathroom suite! Situated close to local amenities and just a short drive to Bury town centre this conveniently located property must viewed! 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. Understairs storage. Ceiling light point. Stairs to first floor.

Lounge 15' 6" x 11' 3" (4.72m x 3.43m) UPVC sliding patio doors to rear garden. Ceiling light point. Two wall light points. Radiator. Feature fire and surround.

Kitchen A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge. Plumbed for washer. Radiator, ceiling light point. UPVC double glazed window to rear aspect.

Downstairs Bedroom/Dining Room 14' 9" x 11' 4" (4.49m x 3.45m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Bathroom Newly fitted comprising; walk in shower with overhead thermostatic shower. Low flush wc and wash hand basin. Wall tiled. Two UPVC double glazed windows to side aspect. Radiator. Spotlighting.

Bedroom 2 14' 3" x 11' 4" (4.34m x 3.45m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Door to ensuite WC- comprising of low flush wc and wash hand basin.

Bedroom 3 14' 3" x 11' 5" (4.34m x 3.48m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally Paved driveway leading to an integral garage with electric roller shutter door. Laid to lawn mature gardens to the front and rear.

Price £285,000

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 C rated which is at an approximate annual cost of £2,034 (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 the property is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

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"

