



Independent Estate Agents  
**Cardwells**  
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**GREEN STREET, BURY, BL8 1TF**



- Three Bed Semi Detached
- Modern Kitchen & Bathroom
- Landscaped Rear Garden
- Driveway for Numerous Cars
- Detached Garage
- Ideal Family Home
- Situated Close to Schools
- Early Viewing Advised



**£275,000**

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**Cardwells**  
 Est. 1982

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom semi detached home. In 'Turn Key' condition this superb property boasts modern and contemporary living accommodation. Situated close to local schools, amenities and excellent transport networks this really is the ideal family home! Comprising; entrance hall, lounge, kitchen/diner, three bedrooms and a bathroom. Externally this property boasts a large driveway to the front and side for numerous cars, with a modern landscaped rear garden and Detached Garage! The garage is currently utilised as a working gym with up and over door. 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** Door to garage

**Lounge** 14' 9" x 12' 1" (4.49m x 3.68m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire place. Laminate flooring. Stairs to first floor. Door to kitchen.

**Kitchen/Diner** 14' 9" x 9' 9" (4.49m x 2.97m) UPVC double glazed patio doors and window to rear aspect. UPVC door to side aspect. A range of wall and base units with stainless steel sink and drainer. Space for cooker and fridge freezer. Plumbed for washing machine. Wall mounted boiler. Radiator. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 11' 3" x 8' 2" (3.43m x 2.49m) UPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Bedroom 2** 12' 6" x 8' 2" (3.81m x 2.49m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 7' 2" x 6' 2" (2.18m x 1.88m) UPVC double glazed window to front aspect. Over stairs storage cupboard. Radiator. Ceiling light point.

**Bathroom** 6' 6" x 6' 3" (1.98m x 1.90m) UPVC double glazed window to rear aspect. Panelled bath with electric overhead shower. Low flush wc. Wash hand basin. Wall tiled. Radiator. Ceiling light point.

**Externally** To the front an and side a paved driveway for numerous cars. To the rear an Indian stone paved patio with raised laid to lawn gardens to and planted borders. Detached garage with electrics and power and up and over door.

**Garage** electric and power, currently utilised as a gym. Up and over door.

**Price** £275,000

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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"

