

Independent Estate Agents
Cardwells Est. 1982

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NEW BRIDGE GARDENS, BURY. BL9 9PJ



- Modern Townhouse
- Three Bedrooms
- Large Conservatory
- Garage & Driveway
- Freehold
- Deceptively Spacious Property
- Newly Fitted Windows & Doors
- Ideal Family Home



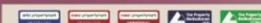
£250,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this beautifully presented three bedroom end terrace property. This ideal family home is situated in a cul de sac location, close to local amenities, transport networks into Bury and Manchester Town Centres as well as primary and high schools. Accommodation briefly comprises of entrance hall, lounge, downstairs wc, kitchen/ Diner, Open planned to conservatory, three bedrooms and family bathroom. Externally this property has a garden to front and rear with a single garage and driveway separately and offsite to the property. This lovely home benefits from gas central heating, insulated ceiling in conservatory, newly fitted double glazed windows and doors to name a few. 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 Hall Stairs to first floor, laminate flooring, radiator.

Guest Cloaks Two piece suite comprising of wash hand basin and wc. Radiator, double glazed window, laminate flooring.

Lounge 16' 6" x 10' 4" (5.04m x 3.15m) Double glazed window, radiator.

Kitchen 13' 9" x 8' 4" (4.18m x 2.55m) Fitted range of wall and base units, sink unit, overhead extractor hood, gas hob, electric oven, plumbed for washing machine, laminate flooring, radiator, understairs storage.

Conservatory 15' 4" x 12' 5" (4.67m x 3.79m) Radiator, laminate flooring, double glazed windows and door to the rear garden

First Floor Landing Loft access, airing cupboard.

Bedroom 1 13' 8" x 9' 9" (4.16m x 2.96m) Double glazed windows, radiator, storage cupboard.

Bedroom 2 8' 10" x 7' 7" (2.69m x 2.32m) Double bedroom with double glazed window, radiator,

Bedroom 3 8' 10" x 5' 11" (2.69m x 1.80m) Radiator, double glazed window. Storage Cupboard.

Bathroom 11' 0" x 6' 7" (3.35m x 2.01m) Three piece suite comprising of wash hand basin, wc and bath with shower over. Radiator, part tiled.

Externally Lawned garden to the front. Enclosed raised decked garden with artificial grass over with gated access to the rear.

Parking Garage is offsite and provides a driveway for numerous cars leading to a garage with up and over door as pictured.

Price £250,000

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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).

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 this family home is in a position which is regarded as having a "very low" risk of flooding.

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"

