

Independent Estate Agents
Cardwells™
 Est. 1982

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CATON CLOSE, BURY, BL9 9JU



- Detached Family Home
- Three Bedrooms
- Modern Fitted Kitchen & Utility
- Conservatory
- Gardens to Front & Rear
- Driveway & Garage Parking
- Not Overlooked to Rear
- Quiet cul-de-sac Position



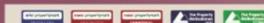
OIRO £315,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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

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.



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Located just off Radcliffe Road in Bury and situated on a quiet cul-de-sac close to many local amenities and schools. This stunning detached family home is perfect for a family. Internally the property has been modernised to a high standard and comprises an entrance hallway, lounge, which is open to the dining area, modern fitted kitchen, utility and conservatory to the ground floor with three good sized bedrooms and a three piece family bathroom to the first floor. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, laminate effect flooring, radiator.

Lounge Area 14' 2" x 12' 8" (4.33m x 3.85m) Ceiling light point, double glazed window to the front, radiator.

Dining area 9' 5" x 7' 11" (2.88m x 2.41m) Ceiling light point, radiator, french doors to the conservatory.

Conservatory 14' 11" x 10' 3" (4.54m x 3.12m) Ceiling light point, laminate effect flooring, radiator, double glazed french doors to the side.

Kitchen 9' 0" x 7' 6" (2.74m x 2.28m) Ceiling light point, radiator, under stairs storage, fitted wall and base units with extractor fan, gas hob and electric oven, integrated dishwasher, sink with mixer tap and drainer.

Utility room 8' 6" x 5' 6" (2.6m x 1.67m) Ceiling light point, fitted wall and base with space for a washing machine and dryer, stainless steel sink with mixer tap and drainer.

Garage 16' 1" x 8' 7" (4.91m x 2.62m) Single garage with up and over garage door to the front.

First Floor Landing Ceiling light point, double glazed window to the side, loft access.

Bedroom 1 13' 9" x 9' 8" (4.20m x 2.94m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Bedroom 2 9' 8" x 9' 7" (2.94m x 2.93m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the rear.

Bedroom 3 9' 2" x 8' 11" (2.8m x 2.73m) Ceiling light point, fitted wardrobes, radiator, double glazed window to the front.

Bathroom 5' 10" x 5' 4" (1.79m x 1.63m) Downlights, double glazed window to the rear, wc, pedestal sink with vanity unit, panelled bath with shower above, heated towel rail, tiled floor and walls.

Externally To the front of the property there is driveway parking leading to the garage and a lawned garden and to the rear the property isn't overlooked and has a good sized lawned garden with mature shrubs and borders surrounding.

Price OIRO £315,000

Viewing 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

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 D rated which is at an approximate annual cost of £2,073 (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"

