



EPC



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NEWINGTON DRIVE, BURY, BL8 2NE



- EXTENDED SEMI DETACHED
- EXCELLENT LOCATION
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- FITTED KITCHEN
- 4PCE BATHROOM
- GCH AND D.GLAZED
- GARDENS/DRIVE/GARAGE



Offers in the region of £235,000

BOLTON

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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. C W Pearson.

THIS IS A FABULOUS PROPERTY IN A GREAT LOCATION- Well positioned for some excellent schools and a range of local shops and amenities the property is a spacious, mature semi detached house standing in a good size plot with a wonderful garden to the rear, a driveway and garage. The property benefits from uPvc style double glazing and gas central heating. The accommodation comprises in summary; PORCH, ENTRANCE HALL, LOUNGE, FITTED KITCHEN, EXTENDED DINING SPACE-EFFECTIVELY DINING AND 2ND LOUNGE AREA, REAR PORCH, FIRST FLOOR LANDING, FITTED MASTER BEDROOM, 2 FURTHER BEDROOMS AND A SPACIOUS WELL APPOINTED 4PCE FAMILY BATHROOM. Viewing highly recommended.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Storm Porch Dwarf wall, double glazed units and entrance door. Hall entrance door.

Entrance Hall Stairs, radiator and cupboard understairs for storage.

Lounge 16' 3" x 11' 11" (4.95m x 3.63m) Front elevation window, radiator, fireplace.

Kitchen 9' 11" x 9' 8" (3.02m x 2.94m) Wall and base cupboards with worktops, inset one and half bowl sink with mixer tap, integrated gas hob and electric oven, tiling, rear elevation window. Peninsula divider to dining space.

Dining space 9' 10" x 8' 3" (2.99m x 2.51m) Radiator. Opening to extension.

Extension to dining space 11' 1" x 8' 6" (3.38m x 2.59m) Side elevation windows, rear elevation sliding patio doors, radiator.

Rear porch uPvc porch with personal door to the garage and external garden door.

First Floor Landing Side elevation window.

Master bedroom 14' 6" x 12' 10" (4.42m x 3.91m) Front elevation window, radiator, fitted wardrobes, matching drawer set, bedside cabinets and headboard.

Bedroom 2 11' 9" x 11' 1" (3.58m x 3.38m) Rear elevation window, radiator, airing cupboard.

Bedroom 3 8' 0" x 7' 4" (2.44m x 2.23m) Front elevation window, radiator.

Family Bathroom 9' 9" x 7' 2" (2.97m x 2.18m) Modern well appointed bathroom with a white suite comprising; panelled bath, pedestal wash basin, wc, bidet and enclosure shower with thermostatic chrome bar shower. Complementary wall tiling, chrome towel radiator, rear and side elevation windows.

Externally Drive serving the attached garage, garden frontage, large mature garden to the rear not overlooked.

Price Offers in the region of £235,000

Agents Notes Please note that the property is tenanted at present (the tenant is due to vacate the property) and these photographs were taken prior to the tenant moving in and so there may be some change to décor etc.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the

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Please note: all viewings are by appointment only through our BURY Office