



Floor Plan

Total floor area 56.9 sq.m. (612 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

LOMOND DRIVE, BURY BL8 1UL



- No Onward Chain
- Quiet Cul-De-Sac Position
- Semi Detached True Bungalow
- Two Bedrooms
- Lounge & Conservatory
- Front & Rear Gardens
- Driveway & Carport Parking
- Gas C/H & Double Glazing



£225,000

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Offered for sale with no onward chain and located within a quiet cul-de-sac is this semi detached true bungalow. Internally the property comprises an entrance hallways, lounge, conservatory, kitchen, bathroom and two bedrooms. The property is warmed by a recently fitted Worcester boiler and is double glazed. For further information please contact Cardwells Estate Agents Bury 01617611215 or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, storage cupboard.

Lounge 17' 6" x 9' 5" (5.34m x 2.88m) Ceiling light points, wall lamps, radiator, slinging patio doors leading to the conservatory.

Conservatory 9' 11" x 9' 2" (3.03m x 2.80m) Ceiling light point, double glazed windows to the rear and the sides, door to the side.

Kitchen 11' 8" x 6' 7" (3.55m x 2.01m) Ceiling light point, radiator, wall mounted Worcester boiler, fitted wall and base units with space for an electric cooker, washing machine, fridge/freezer, stainless steel sink with mixer tap and drained, tiled splashback to the walls.

Bedroom 1 10' 5" x 9' 3" (3.17m x 2.82m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2 10' 6" x 6' 9" (3.19m x 2.07m) Ceiling light point, double glazed window to the front, radiator.

Bathroom 6' 8" x 5' 7" (2.02m x 1.69m) Ceiling light point, double glazed window to the side, radiator, walk in shower cubicle, vanity unit with inset sink and Wc.

Externally To the front of the property there is a lawned garden with borders and a driveway leading down the side of the property to a carport. At the rear of the property there is a shed, lawned garden with borders surrounding and a greenhouse.

Price £225,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 29th January 1988, meaning that there are 964 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. 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 £1,612 (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 Thinking of selling? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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

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

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"

