



# Independent Estate Agents Cardwells

www.cardwells.co.uk

KENT DRIVE, BURY, BL9 9DL



- 2/3 Bedroomed Family Home
- Lounge & Conservatory
- Stylish Fitted Kitchen
- Gardens to Front & Rear
- Driveway Parking
- Sought After Location
- Early Viewing Advised
- Well Presented Accommodation



**£195,000**

**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.





This two bedroom family home is extremely well presented and has the significant advantage of being able to have an easy conversion into three bedrooms. The property is very well presented and requires early viewing to fully appreciate the accommodation on offer which currently comprises entrance hallway, good side, lounge, conservatory, recently fitted kitchen, Two bedrooms with potential for three and a three-piece family bathroom. Externally at the property has driveway parking to the front with grassed area having shrub borders whilst the rear has a stone patio and seating area with steps leading down to a lawn garden which is fence and closed. The original garage has been converted into storage with power and lighting, there is an additional brick built shed also. 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:**

**Hallway** Window and double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs storage. Laminate floor.

**Lounge** 18' 1" x 10' 10" (5.5m x 3.3m) Double glazed window to the front elevation with double glazed French doors to the rear leading into the conservatory. Living flame gas fire in sandstone surround. Decorative coving. Radiator.

**Conservatory** 11' 10" x 10' 6" (3.6m x 3.2m) Double glazed windows to 3 sides including French doors leading onto the garden. Power and lighting.

**Kitchen** 10' 6" x 7' 7" (3.2m x 2.3m) Double glazed door to the side elevation and double glazed window to the rear. Attractive range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric oven and extractor hood. Space for fridge freezer. Plumbed for washing machine and dryer. Laminate flooring. Recessed spotlights.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom 1** 17' 3" x 9' 10" (5.27m x 3.0m) Dual aspect windows. Double glazed window to the front and rear elevations. Twin radiators. This room could easily be converted into two bedrooms as some of the neighbouring properties have done.

**Bedroom 2** 8' 6" x 7' 7" (2.6m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobes. Radiator.

**Bathroom** Double glazed window to the front elevation. Three piece suite comprising bathroom with shower over, pedestal wash, handbasin and close coupled WC.

**Externally** The property has driveway parking to the front with grassed area having shrub borders whilst the rear has a stone patio and seating area with steps leading down to a lawn garden which is fence and closed. The original garage has been converted into storage with power and lighting, there is also an additional brick built shed.

**Price** £195,000

**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 leasehold, enjoying the remainder of the 999 year term which started on 24th June 1935, meaning that there are 911 years remaining. Our clients advise us that leasehold charge is £6.00 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).

**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"

