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PARKHILLS ROAD, BURY, BL9 9AP



- Three Bedrooms/Master Ensuite
- Walk in Wardrobe
- Ground Floor Cloaks
- Allocated Parking Space
- Solar Panels
- Low Maintenance Rear Garden
- Close to Schools/Transport Links
- Early Viewing Advised



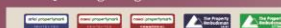
O/O £250,000

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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, R.W.L. Cardwell, & R.W. Thompson.



Cardwell's estate agents in Bury are delighted to bring to market this FREEHOLD three bedroom end mews property. Situated on the popular residential street of Parkhills Road this lovely home boasts access to local amenities, collages, schools and transport links, making this the ideal family home! Comprising of; entrance hallway, downstairs wc, open plan lounge/kitchen diner, three bedrooms (master en suite and walk in wardrobe) and a family bathroom. Externally this property is garden fronted with an enclosed rear garden as well as allocated parking for one car benefitting from a 7kwh EV charger! Beautifully presented and offering modern, spacious living accommodation this property must be viewed early to avoid disappointment. 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 Hallway Door to downstairs wc, ceiling light point. Radiator. Door to lounge.

Downstairs WC Low level wc, pedestal wash hand basin. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

Lounge 19' 4" x 14' 9" (5.89m x 4.49m) UPVC double glazed window to front aspect. Stairs to first floor. Spotlighting and feature colour changing ceiling. Open plan to dining and kitchen area. Under stairs storage.

Kitchen/Diner 14' 9" x 8' 10" (4.49m x 2.69m) A range of modern wall and base units with inset gas hob, extractor hood, electric oven and built in microwave. Space for washer and dryer. Sink and drainer with mixer tap over. UPVC double glazed patio doors and window to rear aspect. Radiator. Tiled flooring. Spotlighting.

First Floor Landing

Bedroom 1 17' 5" x 14' 9" (5.30m x 4.49m) UPVC double glazed window to front elevation. Radiator. Ceiling light point. Access to walk in wardrobe with ceiling light point and UPVC window to rear aspect. Door to en suite.

En-suite shower cubicle with electric overhead shower. Low level wc, pedestal wash hand basin. Wall and floor tiling. Radiator. Velux window.

Bedroom 2 15' 0" x 10' 10" (4.57m x 3.30m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

Bedroom 3 14' 5" x 11' 6" (4.39m x 3.50m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bathroom Three piece suite comprising panelled bath with overhead thermostatic shower. Low level wc, wash hand basin with unit under. Wall and floor tiling. Radiator. Spotlighting.

Externally One allocated parking space with a 7kwh EV car charging point. Landscaped and gated front garden with an enclosed rear garden with artificial grass and patio area.

Price o/o £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 C rated which is at an approximate annual cost of £2,034 (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"

