

SAWLEY AVENUE, WHITEFIELD, M45 8PP



- Mid Terraced Property
- Three Bedrooms
- Lounge & Kitchen/Diner
- Driveway Parking
- Close to Local Amenities
- Early Viewing Recommended
- Garden to Rear
- FREEHOLD



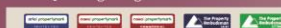
£180,000

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Located within the highly sought after area of Whitefield is this three bedroom mid terraced property. Internally the accommodation comprises an entrance hallway, lounge and kitchen/diner to the ground floor with three good sized bedrooms and a bathroom to the first floor. Early viewings are advised and you can contact Cardwells Estate Agents Bury on 01617611215, email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Ceiling light point.

Lounge 13' 8" x 11' 10" (4.17m x 3.61m) Ceiling light point, double glazed window to the front, radiator, fire and surround.

Kitchen/Diner 16' 9" x 9' 11" (5.11m x 3.03m) Ceiling light point, double glazed window to the rear, double glazed french doors to the rear, radiator, under stairs storage, fitted wall and base units with extractor fan, gas hob and electric oven, space for a fridge/freezer, washing machine

First Floor Landing Ceiling light point, radiator, loft access.

Bedroom 1 12' 6" x 9' 11" (3.82m x 3.02m) Ceiling light point, radiator, laminate effect floor, double glazed window to the rear, built in storage.

Bedroom 2 10' 2" x 9' 9" (3.09m x 2.97m) Ceiling light point, radiator, double glazed window to the front, built in storage.

Bedroom 3 8' 11" x 7' 4" (2.73m x 2.23m) Ceiling light point, radiator, double glazed window to the front.

Bathroom 6' 0" x 5' 10" (1.83m x 1.77m) Ceiling light point, double glazed window to the rear, laminate effect flooring, Wc, pedestal sink, panelled bath with electric shower over, radiator.

Externally To the front of the property there is driveway parking and to the rear a lawned garden with flagged patio area and a shed.

Price £180,000

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 A rated which is at an approximate annual cost of £1,382 (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.

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

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

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"

