



CALL TO VIEW THIS THREE BEDROOM SEMI DETACHED HOUSE which occupies a quiet side cul de sac position on a nice residential estate situated on the outskirts of the town about half a mile from the centre. The property offers driveway parking and gardens, gas central heating, double glazing, a well presented interior and comprises in summary: ENTRANCE HALLWAY, LOUNGE, ARCHWAY TO DINING AREA AND ENTRY TO A FITTED KITCHEN. ON THE FIRST FLOOR ARE THREE BEDROOMS, ENSUITE SHOWER AND A FAMILY BATHROOM.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:**

**Lounge:** 15' 6" x 14' 5" (4.72m x 4.39m)

**Dining Area:** 10' 0" x 7' 5" (3.05m x 2.26m)

**Kitchen:** 9' 10" x 7' 7" (2.99m x 2.31m)

**First Floor Landing:**

**Master Bedroom:** 13' 0" x 9' 4" (3.96m x 2.84m)

**Bedroom 2:** 8' 10" x 8' 8" (2.69m x 2.64m)

**Bedroom 3:** 9' 6" x 5' 10" (2.89m x 1.78m)

**Bathroom:** 6' 5" x 5' 8" (1.95m x 1.73m)

**Price:** £695 PCM

**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 brochure content, 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 and should be used as such by any interested party.

**Important Note:** The tenant set up charges associated with this property are £240.00 = £200 + VAT to include up to two adults. Any subsequent adults are a further £120.00 = £100 + VAT This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current /past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.

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