



# Independent Estate Agents **Cardwells** Est. 1982

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**1 THE CROSS HIGH STREET, BURY, BL8 3FS**



- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Plans Drawn Up for Extension
- Fitted Breakfast Kitchen
- Sizeable Private Plot
- Possible Adjoining Plot
- Early Viewing Strongly Advised



**£595,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Welcome to "Number One The Cross", One of only two recently built properties located in this very desirable position off High Street in Walshaw. This lovely property enjoys magnificent gardens, views and privacy most property owners only dream of. The spacious detached family home briefly comprises entrance hallway, lounge, fitted kitchen with utility, dining room, study and guest WC to the ground floor with stairs leading up to a galleried landing to the first floor where there are four bedrooms (master with ensuite) and a family bathroom. This already sizeable property has plans drawn up for an extension to create additional bedroom and living space. There is also a sizeable triangular shaped plot of land to the side which may be available to purchase, in conjunction with the house, by separate negotiation. Properties of this size, style and location are rarely found and therefore early viewing is strongly advised to fully appreciate the potential on offer. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hallway** Double glazed door to the front elevation leading into the spacious hall. Stairs lead off to the first floor landing. Under stairs storage. Tiled floor. Radiator.

**Lounge** 13' 9" x 13' 1" (4.2m x 4.0m) Double glazed windows and French doors to the rear elevation leading into the garden. Double glazed window to the side elevation. Living flame gas fire in sandstone surround. Radiator.

**Dining Room** 11' 10" x 9' 10" (3.6m x 3.0m) Double glazed bay window to the front elevation. Radiator.

**Study** 7' 7" x 7' 7" (2.3m x 2.3m) Double glazed window to the side elevation. Radiator.

**Breakfast Kitchen** 13' 5" x 13' 1" (4.1m x 4.0m) Double glazed window to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Breakfast bar to match. Inset 1 1/2 bowl sink and drainer. Four burner gas hob with electric double oven. Integrated fridge, freezer and dishwasher. Tiled floor. Radiator.

**Utility room** 7' 7" x 5' 11" (2.3m x 1.8m) Double glazed window to the side elevation. Tiled floor. Plumbed for washing machine.

**Guest WC** 7' 7" x 3' 7" (2.3m x 1.1m) Double glazed window to the side elevation. Two piece suite, comprising dual flush, WC and wash handbasin. Chrome heated towel rail.

**First Floor Landing** Stairs laid off the hall to the galleried landing. Store cupboard.

**Master bedroom** 12' 10" x 10' 10" (3.9m x 3.3m) Double glazed window to rear elevation. Fitted wardrobes. Radiator. Door through to ensuite.

**En-suite** Double glazed window to the side elevation. Three-piece suite, comprising corner, shower, cubicle, vanity sink unit, and close coupled WC. Chrome heated towel rail. Tiled elevations.

**Bedroom 2** 12' 10" x 9' 10" (3.9m x 3.0m) Double glazed window to the rear elevation. Fitted wardrobes. Loft access. Radiator.

**Bedroom 3** 10' 10" x 9' 10" (3.3m x 3.0m) Double glazed window to the front elevation. Radiator.

**Bedroom 4** 11' 2" x 7' 3" (3.4m x 2.2m) Double glazed window to the front elevation. Radiator.

**Family Bathroom** Double glazed window to the side elevation. P shaped shower bath with shower and screen over. Vanity sink with dual flush WC. Tiled elevations. Built-in storage. Chrome heated towel rail.

**Externally** This is quite a unique property in so far as it has an already sizeable plot with an additional plot beyond, which may be available to purchase by separate negotiation. The private driveway leads past only one other house and onto the double garage. There well stocked mature gardens to the front with a landscaped garden, laid mainly to lawn at the rear.

**Price** £595,000

**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 F rated which is at an approximate annual cost of £2,994 (at the time of writing).

**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.

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**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 1214, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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