



- Semi Detached Family Home
- Extended Accommodation
- Good Size Corner Plot
- Lounge with Dining Area
- Fitted Kitchen
- En-suite Potential
- Oversized Tandem Garage
- Sought After Location



OIRO £220,000

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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.



This lovely semi-detached property has been extended to create very flexible accommodation which can be changed to suit a variety of uses including annex potential. The accommodation has a homely feel about it and briefly comprises entrance hall, lounge/bedroom potential, bedroom, dining area with steps down to a second lounge, fitted kitchen, main bedroom to the first floor with bathroom and separate WC. Located in a highly regarded area with easy access to Fairfield Hospital, motorway links and Bury town centre makes this an ideal consideration for those wanting a convenient and comfortable home. The plot is of a good size and has well maintained gardens to front and rear with an oversized tandem garage with driveway parking. Available with no onward chain delay early viewing of this property is advised and should be arranged through Cardwells Estate Agents Bury on (0161) 761 1215 by email at bury@cardwells.co.uk, or via the website www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Wooden door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Under stairs store. Radiator.

Lounge/Bedroom 17' 4" x 7' 4" (5.28m x 2.23m) Double glazed window to the side elevation. Laminate floor. Wall mounted gas fire and wooden surround. Radiator. Currently used as a lounge, this room could easily be used as a bedroom if required.

Bedroom 2 10' 4" x 9' 6" (3.14m x 2.90m) Double glazed window to the side elevation. Laminate floor. Radiator.

Kitchen 14' 6" x 9' 2" (4.42m x 2.79m) Double glazed window and door to the side elevation. Range of base units with complimentary worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven and extractor. Plumbed for washing machine. Integrated fridge. Central heating boiler. Plumbed for washing machine.

Dining area 11' 0" x 10' 4" (3.36m x 3.14m) Laminate floor. Storage units. Steps lead down to the lounge.

Lounge 14' 8" x 9' 11" (4.47m x 3.02m) Double glazed window to the front elevation with double glazed French doors to the rear. Laminate floor. Electric fire and surround. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the front elevation.

Master bedroom 18' 2" x 10' 7" (5.53m x 3.23m) Double glazed window to the side elevation. Built in wardrobes. Radiator.

Bathroom 9' 5" x 7' 9" (2.86m x 2.35m) Double glazed window to the rear elevation. Coloured three-piece suite comprising bath, walk-in shower cubicle and vanity sink unit. Tiled elevations.

Separate WC Double glazed window to the side elevation. 1.63 m x 1.36 m. Two-piece code suite comprising pedestal wash handbasin and WC. Tiled elevations. Radiator. This space offers potential for ensuite to the master bedroom.

Externally Located on a corner plot the property enjoys lovely, well maintained gardens to the front and side with a paved courtyard area to the rear. Detached garage. 9.56 m x 2.5 m. Power and lighting. Separate storage to the rear of the garage.

Tenure: We are advised the property is Leasehold 999 years from 25 May 1972

Viewing Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

Council Tax Band Cardwells Estate Agents Bury research shows the property is in band D, annual charges for 2023/2024 at the time of writing is £2,073

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