



DUMERS LANE, BURY, BL9 9PE



- Stunning End Terraced
- Up to 4 Bedrooms
- Presented to Superb Standards
- Views Towards Peel Tower
- Hallway, Two Reception Rooms
- Quality Fitted Kitchen
- Stylish 3 Piece Shower Room
- Wonderful Property



£220,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.



A beautifully presented four bedroom end period terrace thought to date from around 1889. Situated in a consistently popular location there is no residential property immediately opposite and there are views towards Peel Tower in the distance. The family sized home is within easy reach of: Whitefield, Prestwich, Bury and of course Radcliffe, there are superb schools, shops, transport links and beautiful countryside all within easy reach. Radcliffe Metrolink station is around 1.2 miles away and Whitefield Metrolink station is around 1.5 miles away and for those commuting by road; Junction 17 of the M60 (Prestwich / Whitefield) is approximately 2.8 miles away (circa 10 minutes drive). This wonderful home is presented to exacting standards and briefly comprises: reception hallway, bay window living room which opens up into the dining room, quality fitted kitchen with integrated dishwasher, spacious first floor landing with sky window, the master bedroom enjoys fitted wardrobes and a lovely view with three additional bedrooms and a stylish shower room suite. Externally there is a terrace style rear garden design for easy maintenance and all year round use. The stylish property offers an excellent versatility and the space may be ideal for those looking to work from home / study etc. There are double glazed windows, gas combination central heating and all that is on offer can only be fully appreciated via a personal viewing. In the first instance there is a walkthrough viewing video available to watch, and then a personal viewing appointment can be arranged by calling Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate Floor Area The overall approximate floor area extends to around 979 square feet / 91 square meters.

Reception Hallway 16' 8" x 3' 7" (5.073m x 1.080m) Quality double glazed entrance door with matching double glazed window above, superb timber flooring, stairs off to the first floor, period detailing to the archway and generous ceiling height.

Living Room 13' 3" x 14' 4" (4.036m x 4.363m) Measured at maximum points into the bay window, uPVC window to the front which enjoys the aspect towards Peel Tower on the horizon, fitted blinds, quality timber flooring, feature wallpaper to one wall, radiator, the living room opens into the dining room, feature light fitting.

Dining Room 13' 8" x 11' 10" (4.170m x 3.601m) Measured at maximum points and narrowing to 2.727. A very light room with two uPVC double glazed windows with fitted blinds to the side and the rear, the stylish flooring flows from the living room, radiator, feature light fitting.

Kitchen 10' 4" x 7' 8" (3.159m x 2.332m) A stylish professionally fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, oven/grill, four ring gas hob with extractor over, ceramic sink and drainer with mixer tap over, concealed Baci gas combination central heating boiler, uPVC window to the rear with fitted blinds, stained and leaded glass rear entrance door, ceramic wall and floor tiling, skimmed ceiling with inset spot lighting, door off to storage space under the stairs which currently houses a large fridge freezer.

First Floor Landing 17' 5" x 5' 8" (5.315m x 1.722m) Measured at absolute maximum points. There is a double glazed skylight window allowing the landing and the stairway to be flooded with natural light, radiator, quality carpeting.

Master bedroom 12' 9" x 12' 0" (3.875m x 3.662m) uPVC window to the front through which the view towards peel tower can be enjoyed, fitted blinds, radiator, fitted wardrobes to one wall, quality carpeting.

Bedroom 2 10' 2" x 7' 5" (3.096m x 2.271m) Measured at maximum points. Bedroom two is at the rear of the property and currently houses a double bed with feature wallpaper to one wall, uPVC window with fitted blinds to the rear and radiator.

Bedroom 3 8' 9" x 6' 2" (2.660m x 1.889m) UPVC window to the front with fitted blinds, radiator, quality carpeting.

Bedroom 4 9' 1" x 7' 7" (2.763m x 2.323m) Measured at maximum points, this is a particularly light room with tall UPVC windows to both side and the rear, radiator.

Shower Room 9' 1" x 5' 4" (2.763m x 1.633m) Measured at maximum points. A beautiful three-piece shower room suite with generously sized shower enclosure, dual flush WC and stylish wash hand basin with storage space below and waterfall style tap, heated towel rail, heating, Ceramic wall tiling, extractor, under floor heating.

Externally The rear garden is fully enclosed and designed for all year around use and enjoyment being fully flagged in a terrace style. Front garden is set behind a low level stone wall with raw tying railings and is predominantly finished in slate for easy maintenance.

Price £220,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 14th June 1889, meaning that there are 862 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is located in the borough of Bury and the Bury Council tax band rating is a generous A rating with an approximate annual cost of £1,526.

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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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"

