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ST. PETERS ROAD, BURY, BL9 9RB



- Stunning Semi Detached
- Substantially Extended Accommodation
- Two Reception Rooms plus Snug
- Lovely Landscaped Gardens
- Elegant Presentation Throughout
- Sought After Location
- Four Bedrooms



OIRO £365,000

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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 is a very elegant and substantially extended semidetached family home located on one of the more sought-after drives in Bury having excellent transport links and amenities close to hand. The property has been lovingly maintained and altered during the current owners time here to create a stylish and sizable family home. The accommodation is very well presented and currently comprises entrance hall with guest WC, dining room, separate lounge, snug, fitted L-shaped, breakfast kitchen. Three bedrooms and the family bathroom can be found on the first floor, whilst there is an additional attic bedroom to the next level. Externally, the property has off-road parking to the front whilst the rear has a beautifully landscaped and surprisingly large garden, which is still very much in keeping with the size of the accommodation. The garden has a path leading past the neat lawns and pond onto raised vegetable beds and sizable wooden shed. There are attractive views of Saint Peters church to the side. Early viewing is strongly advised to avoid disappointment as properties of this size, standard and location rarely come to the market and certainly don't hang around for long. Viewing is can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 15' 9" x 6' 7" (4.8m x 2.0m) Wooden door with leaded glazed panel to the front elevation. Wood panelling. Stairs lead off to the first floor landing. Wooden floor. Radiator.

Guest WC Double glazed window to the side elevation. Located under the stairs. Two piece suite comprising vanity wash handbasin and close coupled WC. Flooring to match the hall.

Dining Room 12' 0" x 11' 9" (3.65m x 3.59m) Double glazed bay window to the front elevation. Living flame gas fire in wooden surround. Picture rail. Decorative plaster work to the ceiling. Twin wooden doors leading into the lounge. Radiator.

Lounge 18' 8" x 12' 3" (5.7m x 3.74m) Sliding patio doors to the rear elevation leading into the snug. Living flame gas fire in wood and marble surround. Wooden floor. Dado rail. Radiator.

Snug 8' 2" x 7' 10" (2.5m x 2.4m) Double glazed sliding patio doors to the rear elevation. Wooden floor. Electric heater. Double glazed skylight window.

Breakfast Kitchen 20' 8" x 10' 6" (6.3m x 3.2m) L-shaped breakfast kitchen with double glazed window to the rear and side elevations and a double glazed skylight window. Range of base units with complementary work surfaces and matching wall mounted cabinets. Four ring electric hob with electric double oven. Inset ceramic sink and drainer with mixer tap. Plumbed for washing machine. Space for fridge and freezer. Central heating boiler. Part tiled elevations. Radiator.

First Floor Landing Double glazed window to the side elevation. Stairs lead off the hall to the first floor landing with further stairs leading to the attic bedroom. Wood panelled walls.

Bedroom 1 14' 2" x 12' 6" (4.31m x 3.8m) Double glazed window to the rear elevation with glazed leaded top section. Built in wardrobes. Picture rail. Radiator

Bedroom 2 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed bay window to the front elevation. Painted cast iron fireplace. Storage. Picture rail. Radiator.

Bedroom 3 11' 10" x 8' 2" (3.6m x 2.5m) Double glazed window to the front elevation with secondary glazing. Picture rail. Radiator.

Bathroom 7' 7" x 5' 11" (2.3m x 1.8m) Double glazed window to the rear elevation. Three piece white suite comprising bath with shower over, pedestal wash, handbasin and close coupled WC. Tiled elevation. Radiator. Laminate floor.

Attic Level Landing Stairs lead off the landing. Storage cupboard.

Attic Bedroom 10' 10" x 8' 2" (3.3m x 2.5m) Two skylight windows and one double glazed window to the rear elevation. Vaulted ceiling. Eaves storage. Radiator.

Externally The front of the property has an attractive block paved driveway leading past a neat lawn with shrub borders. The rear enjoys a sizeable, well maintained landscaped garden which has a paved path meandering past lawns and the pond up to mature flower bed borders and a large garden shed. There are views to Saint Peters church.

Price OIRO £365,000

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 2nd December 1918, meaning that there are 890 years remaining. Our clients advise us that leasehold charge is £3.74 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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"

General Maintenance Notes The sellers have recorded a list of extension and maintenance work undertaken during their ownership. The main items include a kitchen extension in 1975, a ground floor WC in 1990, a loft extension in 1991, a conservatory extension in 2015, and a new gas boiler in 2020. A full list of works is available from the agents.

