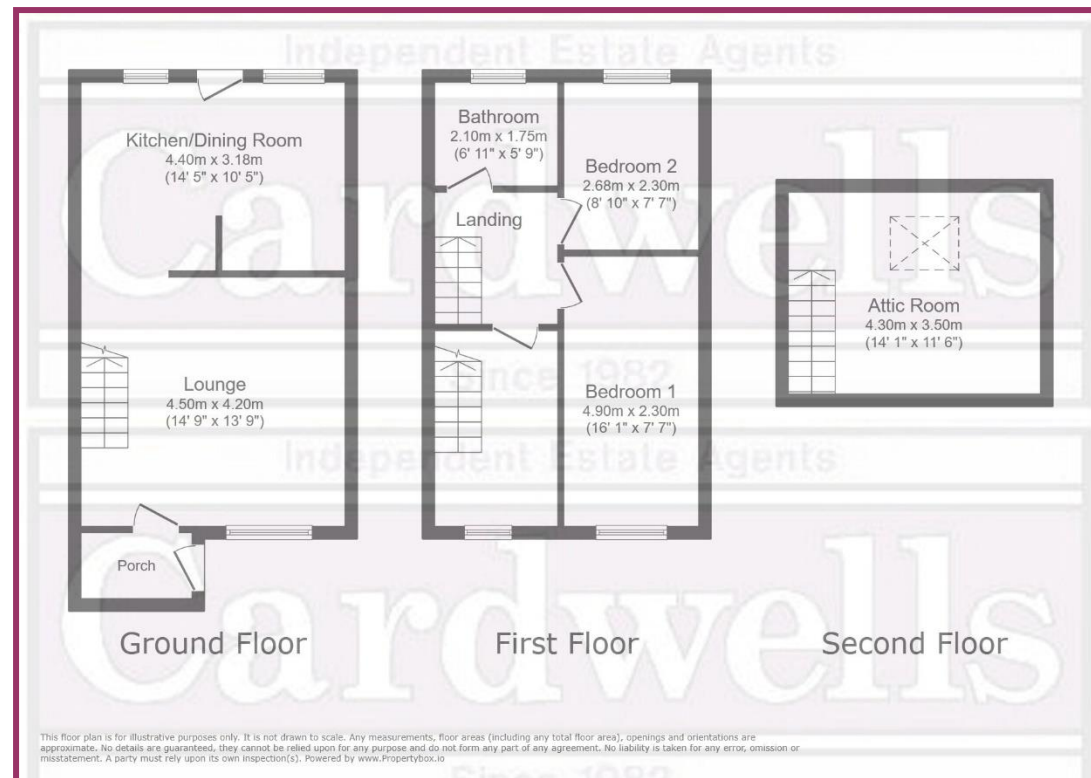


GORSEY CLOUGH WALK, TOTTINGTON. BL8 3JU



- Mid Terraced Property
- Three Bedrooms
- Open Plan Living Area
- Fitted Kitchen
- No Onward Chain Delay
- Pedestrianised Walkway
- Located in Tottington
- Early Viewing Advised



£150,000

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.



This three bedrooms mid terraced house is located on a pedestrianised walkway in the popular location of Tottington. Please note the access is via the walkway shown on the photos. Available with no onward chain delay, the accommodation briefly comprises: entrance porch, lounge, open plan dining kitchen, three bedrooms and a bathroom. Externally the property has garden areas to the front and rear with off road parking to the rear available. Viewing is highly recommended to appreciate all that is on offer. Additional photos will be added when we have them, in the meantime a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Double glazed window to the front elevation with double glazed window and door to side. Tiled floor. Radiator. Meter cupboard. Glazed door into lounge.

Lounge 14' 9" x 13' 9" (4.5m x 4.2m) Double glazed window to the front elevation. Stairs lead off to the first floor landing. Focal fireplace. Radiator. Open onto the dining area.

Dining area 10' 5" x 7' 0" (3.18m x 2.14m) Double glazed window and door to the rear elevation. Understairs store. Radiator. Laminate floor.

Kitchen 10' 5" x 7' 7" (3.18m x 2.3m) Opens off the dining room. Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven and extractor. Space for fridge freezer. Plumbed for washing machine and dishwasher. Part tiled elevations

First Floor Landing Stairs lead off the lounge to the first floor landing.

Bedroom 1 16' 1" x 7' 7" (4.9m x 2.3m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2 8' 10" x 7' 7" (2.68m x 2.3m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 10' 10" x 5' 11" (3.3m x 1.8m) Double glazed window to the front elevation. Wooden stairs lead off to an attic space.

Attic Space 14' 1" x 11' 6" (4.3m x 3.5m) Double glazed skylight window. Central heating boiler.

Bathroom Double glazed window to the rear elevation. Three-piece suite comprising bath, pedestal wash hand basin and close coupled WC.

Externally Located on a pedestrianised area, the front of the property enjoys a mature garden with shrubs, lawn, planted borders and paved path to the front door. The rear has a paved patio area with gated access providing vehicular access.

Price £150,000

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 B rated which is at an approximate annual cost of £1,780 (at the time of writing).

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

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.

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 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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"

