

Independent Estate Agents
Cardwells Est. 1982

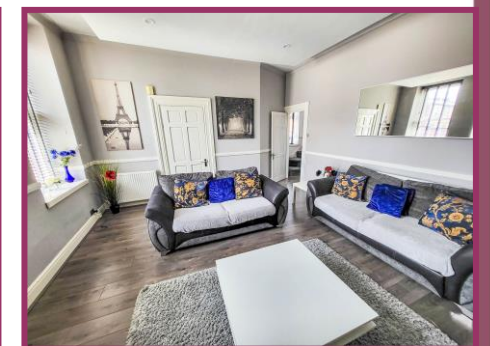
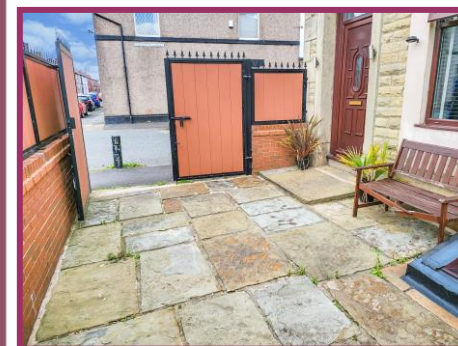
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www.cardwells.co.uk

WOOD STREET, BURY, BL8 2QU



- Substantial End Terrace
- Four Bedrooms
- Four Reception Rooms
- En Suite & Family Bathroom
- Modern Fitted Kitchen
- Accommodation Over Three Floors
- Very Stylish Interior
- Viewing is Essential



£320,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This deceptively spacious, four bed end terrace is truly Tardis like. The well presented accommodation is spread over three floors and provides for over 200m² (2100 ft²) of living space which currently comprises, Ground Floor - hall with large store, lounge, separate dining room, inner hall and fitted kitchen. The first floor has four bedrooms (master with en suite shower room) and a stylish family bathroom. The lower ground floor has a spacious cinema room / gym plus an internal room (no window). The accommodation is very modern in style with media walls, mood lighting and modern fittings. Externally the property has enclosed courtyards to both the front and rear. The front has gated access allowing for off road parking if desired.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 8' 6" x 5' 3" (2.6m x 1.6m) Door to the front elevation leading into the hall. Large store. Door off to the Lounge. Tiled floor. Radiator.

Lounge 16' 8" x 14' 10" (5.08m x 4.52m) Two double glazed windows to the front elevation. Laminate flooring. Recessed "mood lighting" Living flame fire in wooden surround. Radiator.

Dining Room 14' 11" x 14' 9" (4.54m x 4.49m) Double glazed window to the rear elevation. Radiator. Focal fire in cast iron surround.

Kitchen 11' 9" x 10' 1" (3.58m x 3.08m) Door and double glazed window to the side elevation. Modern range of base units with contrasting work surface and matching wall mounted cabinets. Four burner gas hob with extractor hood over. Electric double oven. Inset circular sink and drainer. Integrated fridge and freezer. Plumbed for washing machine. Radiator. Stairs to lower level accommodation.

First Floor Landing Stairs lead off the inner hall to the first floor landing. Double glazed window to the side elevation. Store cupboard. Recessed spot lighting.

Master Bedroom 14' 1" x 10' 6" (4.28m x 3.20m) Double glazed window to the front elevation. Radiator.

En Suite Shower Room Modern three piece suite comprising; walk in shower cubicle, vanity sink with storage and dual flush w.c..

Bedroom Two 16' 0" x 11' 6" (4.88m x 3.50m) Double glazed window to the front elevation. Fitted bedroom furniture. Radiator.

Bedroom Three 11' 3" x 8' 9" (3.43m x 2.67m) Double glazed window to the side elevation. Radiator.

Bedroom Four 14' 10" x 15' 5" (4.51m x 4.71m) Maximum measurements. Double glazed window to the rear elevation. Radiator. Raised sleeping area.

Family Bathroom 9' 10" x 6' 1" (3.00m x 1.85m) Three piece suite comprising corner bath with shower over, vanity sink and storage, dual flush w.c.. Tiled floor and elevations.

Lower Level Accommodation Stairs lead down from the kitchen to the lower level hall.

Cinema Room / Gymnasium 21' 4" x 14' 8" (6.51m x 4.47m) Double glazed window to the front elevation. A sizeable room with store cupboard. One half is utilised as a cinema style room with media wall and mood lighting whilst the other half is used as a gymnasium. Radiator.

Internal Room 13' 5" x 18' 1" (4.10m x 5.51m) A good sized room suitable for a variety of uses. Radiator.

Externally The front of the property has a secure gated entrance to a stone courtyard which could be used for parking. The rear enjoys a wall enclosed courtyard area.

Price £320,000

Tenure We understand that the property is leasehold and is subject to the remainder of a 999 years lease from 24/12/1882

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

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 or visit: 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 or visiting: www.cardwells.co.uk

