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**Cardwells**  
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**ROCHDALE OLD ROAD, BURY, BL9 7TL**



- Semi Detached property
- Three Bedrooms
- No Onward Chain Delay
- Close to Fairfield Hospital
- Modern Shower Room
- Detached Garage & Drive
- Downstairs WC
- Early Viewing Advised



**O/O £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

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Cardwells Estate Agents are delighted to offer for sale this well appointed three bedroom semi detached home. Offered with no on ward chain and in need of some updating this conveniently located home must be viewed to be appreciated. Briefly comprising; Entrance Hallway, Open plan Lounge and Dining Room with bi-fold doors to rear garden, Kitchen, Downstairs WC, Three Bedrooms and a Modern Shower Room with separate wc. Externally this property boasts mature and landscaped gardens to the front and rear with a detached garage to the rear with access to the side. Situated close to Fairfield Hospital with easy access routes to Bury and Rochdale this ideal family home must be viewed with no delay! 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

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** stairs to first floor. Double glazed window to front aspect. Storage heater. Ceiling light point. Access to downstairs wc.

**Guest WC** Low flush wc. Wash hand basin. UPVC double glazed window to side aspect.

**Lounge** 12' 7" x 11' 8" (3.83m x 3.55m) uPVC window to front aspect. Feature fire and surround. Storage heater. Ceiling light point. Open plan to dining room.

**Dining Room** 12' 5" x 11' 8" (3.78m x 3.55m) Bi fold sliding door to rear aspect leading to the rear garden. Storage heater. Feature fire place. Ceiling light point.

**Kitchen** 8' 7" x 6' 8" (2.61m x 2.03m) uPVC double glazed door and window to rear aspect. A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Electric hob and oven with extractor hood over. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 12' 6" x 10' 10" (3.81m x 3.30m) uPVC double glazed window to rear aspect. Storage heater. Ceiling light point.

**Bedroom 2** 9' 6" x 8' 6" (2.89m x 2.59m) uPVC double glazed window to front aspect. Storage cupboards to either side of chimney breast. Storage heater. Ceiling light point.

**Bedroom 3** 8' 6" x 6' 1" (2.59m x 1.85m) uPVC double glazed window to front aspect. Storage heater. Ceiling light point.

**Shower Room** Modern walk in shower with over head electric shower and glass screen. Wall hung wash hand basin. Towel radiator. Wall and floor tiling. Airing cupboard. UPVC double glazed window to rear aspect. Ceiling light point.

**Separate WC** Low flush wc. Ceiling light point. UPVC double glazed window to rear aspect. Partially wall tiled.

**Externally** Mature gardens to the front and side. To the rear a landscaped garden with artificial grass and paving. Planted borders. Access to the side of the detached garage from garden.

**Parking** Detached garage with up & over door, door to side.

**Price** O/O £220,000

**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

**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 C rated which is at an approximate annual cost of £2,034 (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 the family home is in a position which is regarded as having a "very low" risk of flooding.

**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"

