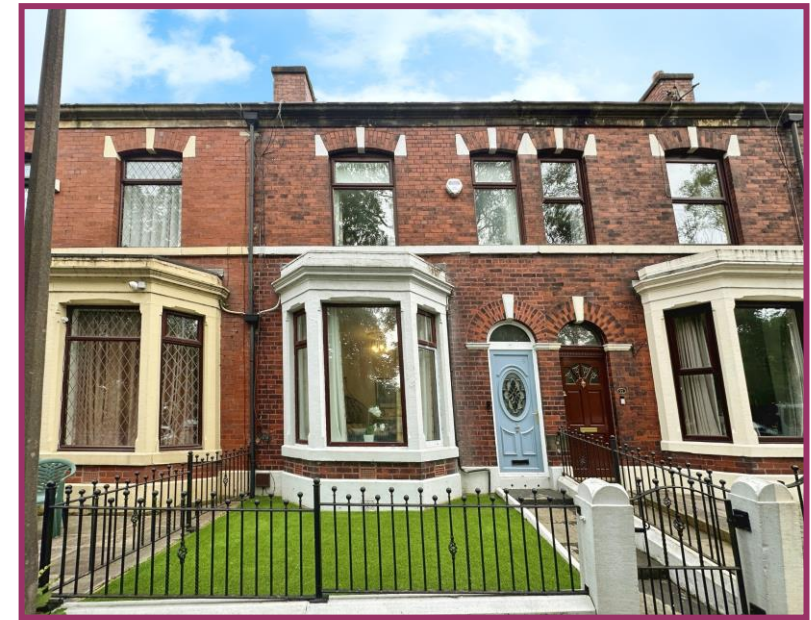


Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

ROYAL AVENUE, BURY, BL9 6NQ



- Three bedrooms
- Loft room
- Extended kitchen
- Two reception rooms
- En suite
- Opposite Clarence park
- Garage
- Early viewing advised!



£250,000

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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.



Cardwells Estate Agents are delighted to bring to market this three bedroom Victorian terraced opposite Clarence park. Offering spacious living accommodation this fantastic home is full of original features. Boasting two reception rooms and extended kitchen and a loft room to name a few! Situated close to Chesham primary school, easy transport routes into Bury town centre and the M66 this really is an ideally located home. Briefly comprising of; Entrance vestibule, hallway, lounge, dining room, extended breakfast kitchen, three bedrooms (master with en suite) and family bathroom. To the 2nd floor there is a loft room currently being utilised as a fourth bedroom. Externally the property is well located, facing Clarence Park and enjoying an enclosed rear yard with detached garage. Early viewing is advised to avoid missing out and 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 vestibule Door to hallway. Tiled flooring

Hallway Radiator. laminate flooring. Stairs to first floor. Ceiling light point.

Lounge 15' 3" x 12' 1" (4.64m x 3.68m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Dining Room UPVC patio doors to rear. Wooden flooring. Radiator. Ceiling light point.

Kitchen 15' 3" x 9' 1" (4.64m x 2.77m) A range of wall and base units with complementing work surfaces and tiles splash back. Sink and drainer. Double electric oven. Gas hob and extractor hood. UPVC double glazed window and door to side aspect. Radiator. Two ceiling light points.

Landing Stairs to second floor, spotlighting. Storage cupboard.

Bedroom One 14' 2" x 10' 1" (4.31m x 3.07m) UPVC double glazed window to rear aspect. Laminate flooring. Radiator. Ceiling light point. Door to en suite;

En Suite Shower cubicle, low level Wc, wall mounted wash hand basin. Extractor fan. Ceiling light point. UPVC double glazed window to side aspect.

Bedroom Two 12' 0" x 8' 3" (3.65m x 2.51m) UPVC double glazed window to front aspect. Laminate flooring. Radiator. Ceiling light point.

Bedroom Three 8' 8" x 8' 3" (2.64m x 2.51m) UPVC double glazed window to front aspect. Radiator. Laminate flooring. Ceiling light point.

Bathroom Panelled bath, shower cubicle, low level WC, wash hand basin. Airing cupboard. Towel radiator. Spotlighting. UPVC double glazed window to rear

External Garden fronted facing Clarence park with an enclosed rear yard and access to a garage.

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

