



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	84
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Independent Estate Agents  
**Cardwells** Est. 1982

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**HAMPSON MILL LANE, BURY, BL9 9UA**



- Four bed extended semi detached
- Spacious family home
- Converted garage/4th Bedroom
- Driveway for numerous cars
- Private rear garden
- Close to Bury and Whitefield
- Two reception rooms
- Open plan kitchen/family room



**£425,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring to market this four bedroom semi detached extended home. Offering substantial family living accommodation this versatile home would suit a growing family! Situated just off Manchester Road in Bury this lovely home has easy transport routes to Bury, Whitefield and the M66. Briefly comprises of to the ground floor; Entrance Hall, open plan Sitting room, Dining room, Lounge, large kitchen/ family room, utility/WC and a converted garage /4th bedroom. To the first floor there are a further three bedrooms with a family bathroom. Externally this property boasts a generous driveway to the front for numerous cars and a great sized rear garden with decking area. Internal and early viewing is highly advised and can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Entrance Hall** Door to downstairs bedroom 4 and lounge.

**Open plan Sitting Room and dining area** 23' 6" x 10' 5" (7.16m x 3.17m) UPVC double glazed window to front elevation, stairs to first floor. Radiator. Spot lighting.

**Lounge** 15' 3" x 8' 6" (4.64m x 2.59m) UPVC double glazed window to front aspect. Velux ceiling window. Radiator. Two ceiling light points.

**Open Plan Kitchen/ Sitting Room** 28' 3" x 13' 6" (8.60m x 4.11m) A range of wall and base unit with sink and drainer. Complementing work surface's. Electric hob and oven, inset microwave. Integrated fridge freezer and dishwasher. Two UPVC double glazed french doors to rear aspect. UPVC double glazed window to rear aspect. Velux Window. Feature radiator. Two ceiling light points.

**Utility room/ WC** 8' 6" x 6' 7" (2.59m x 2.01m) Plumbed for washer, space for dryer. Low flush WC, pedestal wash hand basin. UPVC double glazed window to side aspect. Ceiling light point.

**Converted garage/ Bedroom 4** 8' 8" x 7' 4" (2.64m x 2.23m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 1** 12' 3" x 10' 3" (3.73m x 3.12m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 4" x 10' 4" (3.15m x 3.15m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 10' 3" x 8' 5" (3.12m x 2.56m) UPVC double glazed window to front aspect, radiator, ceiling light point.

**Bathroom** 8' 3" x 6' 9" (2.51m x 2.06m) UPVC double glazed window to rear aspect. Corner bath. Low flush WC. Pedestal wash hand basin. Floor and wall tiling. Chrome effect towel radiator. Spot lighting.

**Externally/Garden** To the front a blocked paved driveway for numerous cars. To the rear a decking area that steps down to a laid to lawn and landscaped garden.

**Price** £425,000

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

