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SYCAMORE ROAD, TOTTINGTON, BURY, BL8 3EG



- Three-bedroom townhouse
- Mid terraced property
- Two reception rooms
- Requires some updating
- Sought-after location
- Gas central heating
- Double glazing
- Gardens to front and rear



£159,995

BOLTON

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BURY

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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. C.W. Pearson.

This three bedroomed mid townhouse is located in a very popular area on a tree-lined road having excellent access to local parks, walks and the amenities provided by Tottington Centre. It is fair to say that most buyers would wish to upgrade the property to some degree and therefore it offers the ideal potential to add your own personality, style and potential added value in creating the home of your dreams. The accommodation is spacious and briefly comprises hallway, lounge, separate dining room, fitted kitchen, three bedrooms and a bathroom with three-piece suite. Externally the property has gardens to both front and rear with the rear having a brick outhouse which could be converted to additional accommodation subject to planning permission being obtained. Viewing is advised to fully appreciate the size and potential available and in the first instance it should be via our virtual viewing video and then in person booked through our Bury office on 0161 761 1215 or email us on bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Glazed door to the front elevation leading into the hall. Stairs lead to the first floor landing. Under stairs store. Radiator.

Lounge 12' 0" x 13' 11" (3.67m x 4.24m) Measured into bay. Double glazed bay window to the front elevation. Wall mounted gas fire. Radiator.

Kitchen 9' 9" x 9' 4" (2.96m x 2.85m) Double Glazed window and door to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Plumbed for washing machine. Door leading through to the dining room.

Dining Room 9' 9" x 9' 2" (2.96m x 2.79m) Double Glazed window to the rear elevation. Door leading through to lounge. Radiator.

Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom One 14' 6" x 10' 9" (4.41m x 3.28m) Two double glazed windows to the rear elevation. Built in wardrobes. Radiator.

Bedroom Two 11' 5" x 10' 9" (3.48m x 3.28m) Double glazed window to the front elevation. Radiator.

Bedroom Three 10' 6" x 8' 2" (3.19m x 2.50m) Maximum measurements. Built in storage. Radiator.

Bathroom Double glazed window to the rear elevation. Three-piece suite comprising bath with shower over, pedestal wash hand basin and dual flush WC. Tiled elevations and floor.

Externally The front garden has a paved garden area with planted inserts and shrub borders. The rear is a good sized private garden with paved patio area leading to raised flowerbed borders and a brick outhouse which has a variety of uses including potential office space.

Price £159,995

Viewings Are available 7 days a week via Cardwells Estate Agents Bury on 0161 761 1215 or email us at bury@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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)

