



**BIRKS DRIVE, BURY, BL8 1JF**



- Superbly Presented Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Gardens
- Useful & Sizeable Outhouse
- Early Viewing Advised



**OIRO £225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This superbly presented and deceptively spacious semi detached family home is located on a popular residential estate within Brandlesholme and is ideally located close to Bury Town Centre, Burrs Country Park and highly regarded schools such as Woodbank primary and our Lady of Lourdes primary school. The accommodation is very well presented in a contemporary style and briefly comprises useful entrance porch, lounge, dining room, fitted kitchen, three bedrooms and a family bathroom. Externally the property sits on a good sized corner plot with space for up to 3 vehicles to the front, paved section to the side and a low maintenance rear garden with paved patio and artificial lawn leading to a very useful and deceptively spacious outhouse. Early viewing of this delightful property is highly recommended and is certain to impress. 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 Porch** Double glazed window to the front and side elevations with double glazed door to the front. Tiled floor. Recessed spotlight. Meter cupboard. Double doors leading into the lounge

**Lounge** 14' 1" x 13' 5" (4.3m x 4.1m) Double glazed window to the front elevation. Stairs lead off to the first floor landing. Laminate floor. Radiator. Door through to the dining room

**Dining Room** 8' 6" x 6' 11" (2.6m x 2.1m) Double glazed French doors to the rear elevation. Tiled floor. Radiator. Opens onto the kitchen.

**Kitchen** 8' 2" x 6' 11" (2.5m x 2.1m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Space for fridge freezer. Electric hob with oven and extractor hood. Plumbed for washing machine. Tiled floor. Tiled splashback

**First Floor Landing** Stairs lead off the lounge to the first floor landing. Loft access.

**Bedroom 1** 10' 6" x 8' 6" (3.2m x 2.6m) Double glazed window to the rear elevation. Radiator. Wall mounted TV.

**Bedroom 2** 10' 6" x 6' 11" (3.2m x 2.1m) Double glazed window to the front elevation. Radiator.

**Bedroom 3** 7' 3" x 6' 7" (2.2m x 2.0m) Double glazed window to the front elevation. Radiator. Currently used as a dressing room.

**Bathroom** 7' 7" x 5' 7" (2.3m x 1.7m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, pedestal wash handbasin and close coupled WC. Tiled elevations. Recessed Spotlight.

**externally** The front of the property has low maintenance garden area which the current owner uses for parking, although there is no dropped curb. The rear of the property has a good sized garden with paved patio and gazebo style shade above leading to a lawned area with artificial grass. There is a brick built sizeable outhouse which serves many purposes including work from home space, garden room, home office etc.

**Price** OIRO £225,000

**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.

**Viewing** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,526 (at the time of writing).

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,780 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

**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"

