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TURTON ROAD, BURY, BL8 3QA



£475,000

- Three Bedrooms
- Stunning Location
- Two Reception Rooms
- Newly Fitted Kitchen
- Attic Space
- En-suite to Master Bedroom
- Off Road Parking
- Two Cellar Rooms



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Located on Turton Road in Tottington and enjoying fabulous panoramic views, this stunning three bedroom end terraced requires viewing to fully appreciate the size, standard and space afforded by this stunning family home. Offering substantial accommodation over four floors and boasting a newly built fitted kitchen extension as well as newly fitted downstairs wc, bathroom and en suite this really is a turn key home! With off road parking and stunning views of Holcombe tower to the rear this home really has it all! The Tardis like accommodation briefly comprises; entrance vestibule, hallway, downstairs wc, lounge, dining room, breakfast kitchen, two cellar rooms, three bedrooms (master en suite) and a family bathroom! Externally this property has double gated for off road parking and a landscaped side garden. 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 Vestibule Composite door to front aspect. Ceiling light point. Tiled flooring. Door to hallway.

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

Guest Cloaks Low flush wc. Wash hand basin. Chrome effect towel radiator, wall and floor tiling. Ceiling light point.

Lounge 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Gas inset feature fire and surround.

Kitchen 20' 0" x 9' 8" (6.09m x 2.94m) UPVC double glazed windows to side and rear aspects. Two Velux windows. Door to front aspect. A range of wall and base units. Belfast sink. Double oven. Induction hob, extractor over. Integrated dishwasher. Space for fridge freezer. Breakfast bar. Radiator. Tiled flooring. Spotlighting.

Dining Room 13' 4" x 12' 4" (4.06m x 3.76m) UPVC double glazed window to rear aspects radiator. Ceiling light point. Door to rear door and access to cellar rooms.

Cellar Room 1 13' 9" x 11' 5" (4.19m x 3.48m) Plumbed for washer space for dryer. Ceiling light point. Radiator.

Cellar Room 2 12' 7" x 10' 6" (3.83m x 3.20m) Wall mounted boiler. Two ceiling light points. UPVC double glazed window to rear aspect. Radiator.

First Floor Landing UPVC double glazed window to rear aspect. Stairs to third floor.

Bedroom 1 14' 7" x 9' 8" (4.44m x 2.94m) Two UPVC double glazed windows to front aspects fitted wardrobes, drawers and vanity unit. Two radiators. Ceiling light point. Door to en suite.

En-suite Shower cubicle with thermostatic rainfall shower over. Low flush wc. Wash hand basin with drawers under. Built in medicine cabinet over. Chrome effect towel radiator. Spotlighting. Wall and floor tiling.

Bedroom 2 11' 7" x 9' 6" (3.53m x 2.89m) UPVC double glazed window to rear aspect. Radiator. Spotlighting.

Bathroom 12' 6" x 5' 6" (3.81m x 1.68m) Roll top bath with thermostatic shower over. Wash hand basin with storage under. Low flush wc. Chrome effect towel radiator. Wall and floor tiling. Spotlighting. UPVC double glazed window to side aspect.

Second Floor Landing

Study Area 13' 6" x 7' 7" (4.11m x 2.31m) Velux window and radiator. Ceiling light point. Door to bedroom 3-

Attic Bedroom 3 16' 1" x 10' 8" (4.90m x 3.25m) Three UPVC double glazed window to side aspect. Velux window. Radiator. Ceiling light point.

Externally This property has a double gated landscaped side garden with patterned imprinted patio area /driveway.

Price £475,000

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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 D rated which is at an approximate annual cost of £2,289 (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 this family home is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.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 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"

