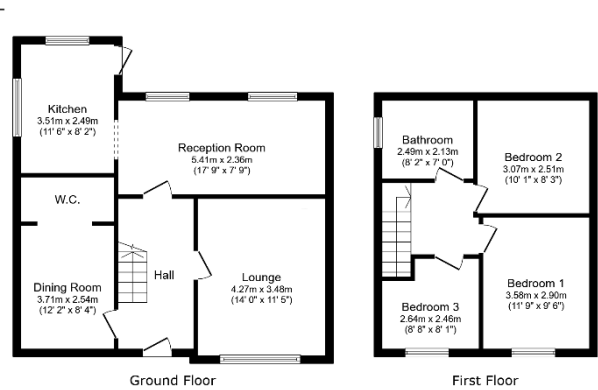
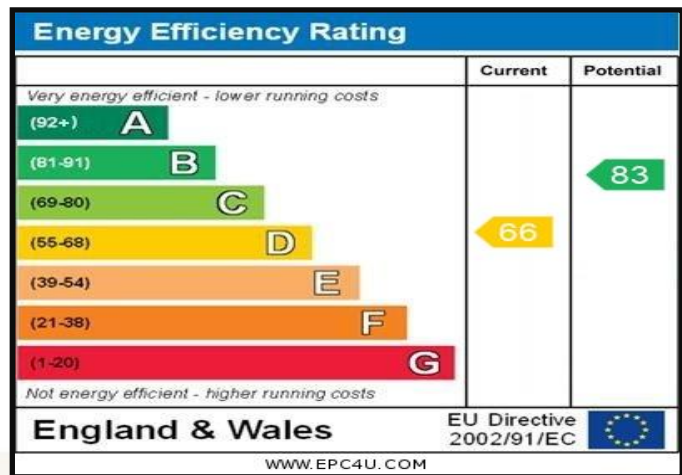




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They do not constitute an offer or any part of any agreement. No liability is taken for any error, omission or misstatement. Agents must rely upon the accuracy of the information provided.



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- Extended Semi Detached
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- Three Reception Rooms
- Fitted Kitchen
- Three Piece Bathroom
- Sizeable Plot
- Requires Updating
- No Onward Chain Delay



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Located in a highly sought after area with excellent amenities and transport links including motorway networks, supermarkets and wide ranging amenities, this three bedroom semi detached property is situated on a sizable plot which offers potential for extension subject to relevant permissions being obtained. The accommodation is in need of some updating but as such offers perfect opportunity to personalise and potentially add value. The accommodation has been extended and briefly comprises entrance hall, lounge, dining room, third reception room/ground floor bedroom, three bedrooms and a bathroom with three-piece suite. Externally the property sits on a good sized plot with gardens to both front and rear and off-road parking to the front. Early viewing is highly recommended to assist this, there is a viewing video whilst in person viewing this can be arranged via 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:

Hall Double glazed window and door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Under stairs storage.

Lounge 13' 9" x 11' 7" (4.2m x 3.52m) Double glazed window to the front elevation. Living flame gas fire in contemporary surround. Radiator.

2nd Reception Room/Bedroom 4 15' 1" x 8' 2" (4.6m x 2.5m) Double glazed window to the front elevation. Partial conversion to ensuite comprising close WC and pedestal wash handbasin.

Dining Room 18' 1" x 7' 10" (5.5m x 2.4m) Two double glazed windows to the rear elevation. Radiator. Arch through to the kitchen.

Kitchen 11' 6" x 8' 2" (3.5m x 2.5m) Double glazed window to the rear and side elevations. Double glazed door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Space for fridge freezer.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1 11' 11" x 9' 6" (3.63m x 2.9m) Double glazed window to the front elevation. Radiator. Built in wardrobes.

Bedroom 2 10' 2" x 10' 2" (3.1m x 3.1m) Double glazed window to the rear elevation enjoying views over the garden and hillside beyond. Built in wardrobes. Radiator.

Bedroom 3 8' 10" x 8' 4" (2.69m x 2.54m) Double glazed window to the front elevation. Radiator.

Bathroom 7' 8" x 6' 2" (2.33m x 1.88m) Double glazed window to the side elevation. Three piece suite, comprising corner shower cubicle, close coupled WC and vanity sink unit. Part tiled elevations. Radiator.

Externally The front of the property has driveway parking leading past a lawned garden with hedge and shrub borders. The rear has a substantial sized garden with paved patio area and steps leading down to a sizable mature garden with lawn shrubs and flower bed borders.

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

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 C rated which is at an approximate annual cost of £2,146 (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

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