



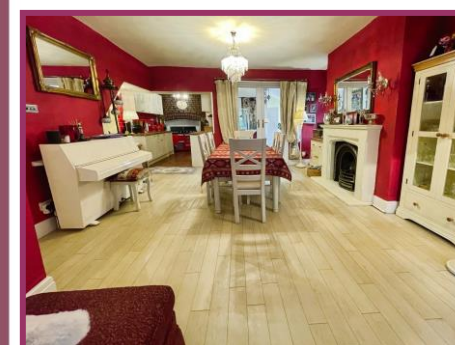
Independent Estate Agents Cardwells

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MANCHESTER ROAD, BURY, BL9 9HJ



- Sizeable Semi Detached
- Two Bedrooms Plus Attic
- Three Reception Rooms
- Fitted Kitchen & Basement
- Four Piece Bathroom Suite
- Gardens To Front & Rear
- Off Road Parking
- Popular Location



£249,995

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This sizable semi detached is significantly larger than you might expect having the additional benefits of a cellar and attic room. The accommodation is very well presented and would make a lovely family home or even potentially an investment property. The stylish sccommodation briefly comprises entrance hall, lounge, dining room, study, kitchen, guest WC, two bedrooms and a four piece bathroom to the first floor with an attic room and useful cellar area too. Externally the property has gardens to the front and rear with off-road parking to the rear. Early viewing is 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:

Hall Double glazed door to the front elevation leading into the hall. Archway leading through to stairs which lead off to the first floor landing. Laminate floor. Radiator.

Dining Room 16' 9" x 12' 10" (5.1m x 3.9m) Double glazed window to the side elevation. Living flame gas fire and focal surround. Laminate floor. Arch through to lounge. Opens onto the kitchen. Double glazed French doors to the rear elevation opening into the study. Stairs lead down to the cellar.

Lounge 13' 1" x 12' 4" (4.0m x 3.75m) Double glazed bay window to the front elevation with double glazed window to the side. Living flame gas fire and focal surround. Laminate floor to match dining room. Radiator.

Kitchen 11' 2" x 7' 3" (3.4m x 2.2m) Double glazed window to the side elevation. Range of base units with contrasting work surfaces and matching wall mount cabinets. Inset Belfast sink. Freestanding "Belling classic" seven burner cooking range. Tiled floor. Integrated fridge, freezer, washing machine and dishwasher. Radiator.

Study 11' 2" x 8' 6" (3.4m x 2.6m) Double glazed window and French doors to the side elevation. Tiled floor.

Guest WC Two piece suite comprising close coupled WC and wash handbasin. Tiled floor

First Floor Landing Stairs lead off the hall to the first floor landing. Stairs lead off to the attic room. Radiator

Bedroom 1 17' 5" x 12' 2" (5.3m x 3.7m) Double glazed window to the front and side elevations. Range of mirror fronted fitted wardrobes. Laminate floor. Panelling to dado height. Radiator.

Bedroom 2 12' 10" x 10' 6" (3.9m x 3.2m) Double glazed window to the rear elevation. Laminate floor. Built-in wardrobes. Radiator.

Bathroom 10' 2" x 7' 7" (3.1m x 2.3m) Double glazed window to the side elevation. Four piece luxury suite comprising freestanding clawfoot bath, pedestal wash handbasin, close coupled WC and corner shower cubicle. Heated towel rail.

Attic Room 16' 1" x 15' 1" (4.9m x 4.6m) Stairs lead off the first floor landing to the attic room. Double glazed window to the side elevation. Eaves storage. Gas wall heater.

Basement 16' 3" x 12' 2" (4.96m x 3.7m) Restricted headroom. Stairs lead down from the dining room to the cellar. Tiled floor. Meter cupboard. Bar.

Externally The front of the property has a good sized garden with steps leading up to the front door and past the terraced mature shrub filled garden. The rear has a low maintenance Mediterranean style courtyard with gated access leading onto driveway parking.

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 leasehold , enjoying the remainder of the 999 year term which started on 18th May 1865, meaning that there are 838 years remaining. Our clients advise us that leasehold charge is £5.00 per annum. 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).

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"

