



# Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**ROYAL AVENUE, BURY, BL9 6NQ**



- Three Bedroom
- Three Reception Rooms
- Downstairs WC
- Attic Room
- Enclosed Rear Yard
- Overlooking Clarence Park
- Ideal Family Home
- Early Viewing Advised



**£250,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to present to the market this impressive three-bedroom bay-fronted terraced home, ideally positioned in the popular area of Walmersley, enjoying a fantastic outlook over the beautiful Clarence Park and located just a short stroll from the ever-popular Lido. Offering a wonderful blend of character, space, and versatility, this substantial family home provides generously proportioned living accommodation throughout and is perfectly suited to a wide range of buyers, including families, professionals, and those looking for a home in a convenient yet picturesque setting. Upon entering the property, you are welcomed via an entrance vestibule leading into a bright and inviting front lounge, enhanced by the attractive bay frontage which allows plenty of natural light to flow through. The ground floor continues with a spacious dining room, ideal for family meals and entertaining guests, alongside a well-appointed kitchen, a convenient downstairs WC, and an additional reception room offering excellent flexibility as a family room, home office, playroom, or snug. To the first floor, the property offers three well-sized bedrooms, each providing comfortable accommodation. The third bedroom further benefits from access to a useful attic room, creating valuable additional space with a variety of potential uses. Externally, the home enjoys a charming garden-fronted approach, adding to its kerb appeal, while to the rear there is an enclosed paved yard, providing a private and low-maintenance outdoor area perfect for relaxing or entertaining. Situated within easy reach of a fantastic range of local shops, amenities, well-regarded schools, parks, and leisure facilities, the property also benefits from excellent access into Bury town centre and surrounding transport links, making it a superb choice for commuters and families alike. Combining a desirable location, spacious accommodation, and excellent potential, this wonderful home truly needs to be viewed internally to fully appreciate everything it has to offer. Early viewing is highly recommended.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door leading to hallway. Ceiling light point.

**Hallway** Ceiling light point. Radiator.

**Lounge** 12' 4" x 12' 2" (3.75m x 3.7m) UPVC double glazed bay window. Radiator. Ceiling light point. Feature gas fire and surround. Open plan to dining room.

**Dining Room** 14' 10" x 12' 10" (4.53m x 3.91m) UPVC double glazed window. Radiator. Feature fireplace.

**Kitchen** 14' 3" x 8' 10" (4.34m x 2.68m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and dryer. Space for fridge freezer.

**Reception Room** 13' 11" x 8' 1" (4.24m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point.

**Guest WC** Low flush wc. Wash hand basin. Ceiling light point.

### **First Floor Landing**

**Bedroom 1** 14' 1" x 10' 3" (4.30m x 3.13m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 13' 1" x 8' 8" (3.99m x 2.64m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 12' 4" x 4' 6" (3.75m x 1.38m) UPVC double glazed window. Radiator. Ceiling light point. Stairs to attic Room.

**Bathroom** 12' 8" x 8' 7" (3.87m x 2.61m) UPVC double glazed window. Radiator. Ceiling light point. Shower enclosure with tiling, overhead thermostatic rainfall shower. Low flush wc. Pedestal wash hand basin. Freestanding roll top bath. Wall mounted combination boiler.

**Attic Room** 16' 1" x 8' 2" (4.89m x 2.49m) Two skylights. Radiator. Ceiling light point.

**Externally** Garden fronted with an enclosed rear paved yard.

**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 28th February 1893, meaning that there are 865 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**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 £1,987 (at the time of writing).

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

**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"

