

**WOODLEY STREET, BURY, BL9 9HZ**



- Three Bedrooms
- Garage to Rear
- Ideal First Time Buy
- Two Reception Rooms
- Close to Good Schools
- Close to Local Amenities
- No Onward Chain Delay
- Early Viewing Advised



**£220,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

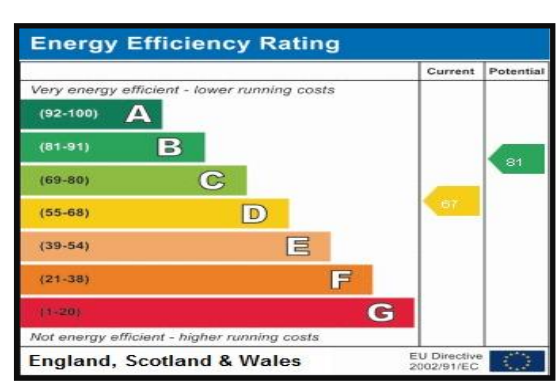
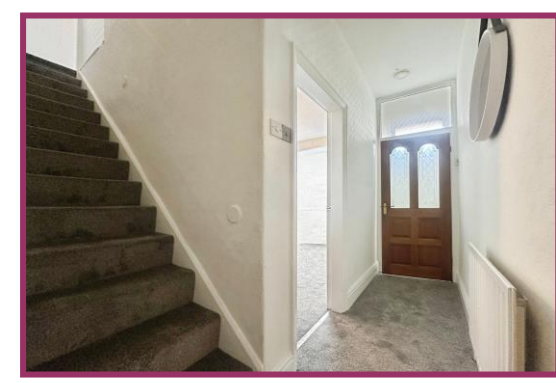
**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
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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 beautifully refurbished three-bedroom mid-terraced property, offering spacious and well-appointed accommodation ideally suited to first-time buyers, professional couples, or growing families seeking a home ready to move straight into. Finished to a modern standard throughout, the property successfully combines generous living space with contemporary fixtures and fittings, creating a comfortable and versatile family home. Upon entering the property, you are welcomed via an entrance vestibule leading into a spacious hallway which provides access to the main living accommodation. To the front elevation is a bright and generously sized lounge, featuring ample natural light and plenty of space for a range of furnishings, making it the perfect setting for relaxing or entertaining guests. A second large reception room, currently utilised as a dining room, offers additional flexible living space and would be ideal for family dining, a playroom, or home office depending on individual requirements. To the rear of the property is a stylish modern fitted kitchen, thoughtfully designed with a range of contemporary wall and base units, complementary work surfaces, and space for essential appliances, providing both practicality and a sleek finish for modern-day living. The first floor offers three well-proportioned bedrooms, all of which provide comfortable accommodation with space for bedroom furniture and storage. Completing the internal accommodation is a modern family bathroom fitted with a contemporary suite, finished to a high standard with quality fixtures and fittings. Externally, the property benefits from a low-maintenance garden frontage, while to the rear there is a private enclosed yard offering outdoor space ideal for seating or entertaining. In addition, the property also benefits from a garage to the rear, providing valuable storage or potential off-road parking. Ideally positioned close to a range of highly regarded schools, local shops, supermarkets, and everyday amenities, the property also enjoys excellent transport and commuter links, making it convenient for access to surrounding towns and city centres. Properties of this standard and size are in high demand, and early internal viewing is strongly recommended to fully appreciate the space, presentation, and accommodation on offer.

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

**Entrance Vestibule** Door leading to hallway.

**Hallway** Radiator, ceiling light point. Stairs to first floor.

**Lounge** 13' 1" x 13' 0" (3.98m x 3.97m) UPVC double glazed box bay window. Radiator. Ceiling light point.

**Dining Room** 12' 4" x 13' 0" (3.77m x 3.96m) Under stairs storage cupboard. Radiator. Ceiling light point. UPVC double glazed patio doors to rear yard.

**Kitchen** 11' 6" x 7' 5" (3.51m x 2.26m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with sink and drainer. Integrated fridge freezer. Gas hob, electric oven and extractor hood. Plumbed for washing machine, space for dryer.

#### **First Floor Landing**

**Bathroom** 9' 1" x 5' 7" (2.76m x 1.70m) UPVC double glazed window. Radiator. Spotlighting. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin.

**Bedroom 1** 12' 2" x 9' 9" (3.72m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 11' 1" x 8' 0" (3.38m x 2.45m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

**Bedroom 3** 10' 2" x 7' 4" (3.09m x 2.23m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Garden gated fronted with and enclosed rear yard and garage to the rear.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** We understand that the property is leasehold and is subject to the remainder of a 999 year lease from 24/12/1992

**council Tax** 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 £1,703 (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 the property is set within an area 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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