

BRONTE AVENUE, BURY, BL9 9RN



- Stunning Semi Detached
- Three Bedrooms
- Extended Accommodation
- Sigma 3 Fitted Kitchen
- Landscaped Gardens
- Secure Driveway Parking
- Detached Garage
- Lovely Location



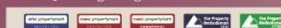
OIRO £270,000

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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



This stunning semi detached is located just off the highly regarded St Peter's Road in Bury and has been thoughtfully redesigned and extended to create stylish and sizeable accommodation which requires viewing to fully appreciate. The attention to detail and quality of fittings are evident as soon as you approach and are bound to impress even the most discerning of buyers. The accommodation currently comprises: entrance hall, dining area which opens onto the lounge extension with bifold doors and skylight windows. The fitted kitchen is designed to maximise storage, as is the rest of the house. The first floor has three bedrooms and a three piece family shower room. The loft has been boarded for storage. Externally the property enjoys lovely landscaped gardens with secure parking for cars or caravan. Located close to Bury Town Centre, good schools and excellent transport links, this lovely home requires early viewing to fully appreciate. Call our Cardwells Estate Agents Bury office on 0161 761 1215, email bury@cardwells.co.uk or book your viewing online @cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 5' 11" x 5' 3" (1.8m x 1.6m) Composite double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Store cupboard.

Dining area 16' 9" x 11' 6" (5.1m x 3.5m) Double glazed window to the front elevation. Living flame gas fire radiator. Opens onto the kitchen and lounge.

Lounge 18' 1" x 13' 1" (5.5m x 4.0m) Double glazed windows to the side elevation. Four skylight windows. Bifold doors to the rear elevation. Tiled floor. Modern radiator.

Kitchen 16' 9" x 8' 2" (5.1m x 2.5m) Double glazed window to the side elevation. "Sigma 3" units comprising base units with complimentary worksurfaces and matching wall mounted cabinets with slide out larder, storage, inset "Franke" sink and drainer. "Neff" hob and double oven. Plumbed for washing machine. Space for American style fridge freezer. Tiled floor. Under stairs storage.

First Floor Landing Two large storage cupboards, one housing the central heating boiler.

Bedroom 1 11' 6" x 11' 6" (3.5m x 3.5m) Double glazed window to the front elevation. Fitted wardrobes. Radiator. Loft access with pull down ladder leading to boarded roof space with light.

Bedroom 2 10' 10" x 10' 10" (3.3m x 3.3m) Double glazed window to the front elevation. Radiator.

Bedroom 3 9' 10" x 5' 7" (3.0m x 1.7m) Double glazed window to the rear elevation. Radiator.

Bathroom Two double glazed windows to the rear elevation. Three piece suite comprising corner shower cubicle with drench head plus hand held shower, vanity sink with storage and dual flush wc. Tiled floor. Tiled elevations. Radiator.

Externally The front of the property enjoys a lovely garden area with paved driveway extending around the side through wooden gates continuing onto the detached garage providing ample and secure parking. The rear enjoys a beautiful landscaped garden with decked area leading onto planted and lawned sections having fence and hedge borders enjoying pleasant distant views beyond.

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 A rated which is at an approximate annual cost of £1,703 (at the time of writing). 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"

