

A period style mid terrace house located in this established and much sought after residential area located just over a mile from Bury town centre and well placed for a range of local amenities. The property whilst requiring updating has a gas central heating system in place (Not tested) and majority upvc style sealed unit double glazing and provides accommodation as follows; Vestibule, Entrance Hall, Lounge, Dining Room and a separate fitted Kitchen with integrated oven and hob. The first floor has a landing, two spacious bedrooms and a good size bathroom. Externally the property is garden fronted and a fully enclosed yard extends to the rear. NO CHAIN INVOLVED, IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule

Entrance Hall 11' 3" x 3' 4" (3.43m x 1.02m) Radiator, stairs.

lounge 14' 4" x 12' 0" (4.37m x 3.65m) UPVC style sealed unit double glazed window, radiator, gas fire.

Dining Room 14' 11" x 13' 5" (4.54m x 4.09m) Upvc sealed unit double glazed window, radiator, understairs cupboard, gas fire with back boiler.

Kitchen 11' 11" x 7' 4" (3.63m x 2.23m) Fitted base and wall units with worktops, integrated oven and hob, inset sink, space and plumbing for appliances, double glazed window, entrance door.

First Floor Landing

Master bedroom 15' 1" x 10' 1" (4.59m x 3.07m) Upvc sealed unit double glazed window, radiator.

Bedroom 2 16' 5" x 7' 3" (5.00m x 2.21m) Upvc sealed unit double glazed window, radiator, built in cupboard.

Family Bathroom 10' 10" x 7' 3" (3.30m x 2.21m) Suite comprising; panelled bath, pedestal wash basin and wc. Part wall tiling, radiator, upvc sealed unit double glazed window. Cupboards with hot water cylinder.

Externally Garden fronted and enclosed rear yard.

Price £125,000

Viewings Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

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