



- Extended Terraced Property
- Two Bedrooms plus Office
- Two Reception Rooms
- Kitchen Extension
- Gardens to Front & Rear
- Garage to Rear
- Convenient Location
- Early Viewing Advised



£169,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 extended terraced property is located in a very popular and convenient area on the fringe of Bury town centre, within walking distance of the famous Bury market, railway station, and bus station. The accommodation is well presented and briefly comprises vestibule, hall, lounge, dining room, kitchen extension, two bedrooms with further office/room off, bathroom with three piece suite. Externally the property has a low maintenance garden area to the front whilst the rear also has a low maintenance, artificially grassed garden which leads onto the attached garage with open over door. This property is certain to be of interest to both investors and private buyers alike and therefore early viewing is strongly advised to avoid missing out. Viewings can be arranged through our Cardwells Estate Agents Bury office on 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Double glazed door to the front elevation leading into the vestibule. Glazed door leading into the hall.

Hallway 8' 6" x 3' 3" (2.6m x 0.98m) Stairs lead after the first floor landing. Radiator.

Lounge 11' 10" x 11' 10" (3.60m x 3.60m) Double glazed window to the front elevation. Living flame gas fire. Laminate floor. Radiator.

Dining Room 15' 1" x 12' 5" (4.60m x 3.78m) Double glazed window to the rear elevation. Radiator. Laminate flooring.

Kitchen 14' 0" x 6' 0" (4.26m x 1.84m) Double glazed window and door to the side elevation. Range of fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven and extractor hood over. Lemon floor. Radiator. Space for fridge freezer. Plumbed for washing machine. Central heating boiler.

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

Bedroom 1 15' 3" x 12' 3" (4.64m x 3.74m) Double glazed window to the front elevation. Radiator. Over stairs storage.

Bedroom 2 16' 3" x 7' 0" (4.96m x 2.14m) Double glazed window to the side elevation. Radiator. To leads through to the office/dressing room/teenage lounge.

Office 14' 0" x 6' 0" (4.26m x 1.84m) Double glazed window to the rear elevation.

Bathroom 9' 7" x 7' 6" (2.92m x 2.29m) Double glazed window to the rear elevation. Three piece suite, comprising P shaped shower bath with shower and screen over, dual flush, WC and pedestal wash hand basin. Laminate floor. Chrome heated towel rail.

Externally The front of the property has a low wall, low maintenance garden, whilst the rear has an enclosed garden area with artificial grass and leads to the attached garage.

Garage Up and over door. Pedestrian door.

Price £169,000

Tenure We are advised that the property is leasehold and subject to the remainder 999 year lease dated 24/12/1894

Viewing 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

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.

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 or visiting: www.cardwells.co.uk

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