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BRANDLESHOLME ROAD, BURY, BL8 1AZ



- Beautiful Family Home
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility Room
- Family Bathroom
- Garden Areas to Front & Rear
- Stylish & Spacious Accommodation
- Viewing Highly Recommended



£207,000

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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This spacious family home is beautifully presented and sympathetically maintains the character and style of the era. The accommodation is well presented and briefly comprises, vestibule, hall with decorative coving, two sizeable reception rooms, fitted kitchen with utility, three bedrooms, the main being of a particularly good size and family bathroom with three piece suite. Located in the sought after area of Brandlesholme and enjoying a lovely, homely feel, this three bedroom terrace will make someone a lovely family home. Early viewing is advised and can be arranged through out Bury office on 0161 761 1215, via email at bury@cardwells.co.uk or through our website cardwells.co.uk

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

**Vestibule** Double glazed door to the front elevation leading into the vestibule. Tiled floor. Meter cupboard. Glazed door leading into the hall.

**Hallway** Parquet wooden flooring. Stairs lead after the first floor landing. Decorative coving and dado rails. Radiator.

**Lounge** 13' 11" x 12' 2" (4.23m x 3.70m) Double glazed bay window to the front elevation. Living flame gas fire in tile and wood surround. Wooden floor. Decorative coving. Radiator.

**Dining Room** 15' 6" x 13' 9" (4.72m x 4.19m) Double glazed window to the rear elevation. Wood burner recessed into chimney. Radiator.

**Kitchen** 12' 11" x 9' 8" (3.93m x 2.94m) Double glazed window to the side. Range of base units with contrasting worksurface and breakfast bar with matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven and extractor. Integrated fridge. Door leading into the utility room.

**Utility room** 8' 11" x 4' 7" (2.72m x 1.39m) Double glazed door to the side elevation and double glazed window to the rear. Worksurface to match kitchen. Range of base units to match kitchen. Plumbed for washing machine and dryer.

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

**Bedroom 1** 16' 9" x 13' 11" (5.10m x 4.25m) Two double glazed windows to the front elevation. Cast iron fireplace. Recessed spotlights. Fitted wardrobes. Radiator.

**Bedroom 2** 15' 7" x 11' 3" (4.76m x 3.44m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 9' 9" x 8' 10" (2.96m x 2.69m) Double glazed window to the rear elevation. Radiator.

**Bathroom** 6' 9" x 5' 6" (2.07m x 1.67m) Double glazed window to the side elevation. Three piece suite comprising bath with shower over, pedestal wash hand basin and dual flush WC. Tiled floor. Tiled elevations. Chrome heated towel rail.

**Externally** The property enjoys a low wall palisade to the front with low maintenance paved courtyard to the rear.

**Price** £207,000

**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

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)

**Please note: all viewings are by appointment only through our BOLTON Office**

