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# Cardwells

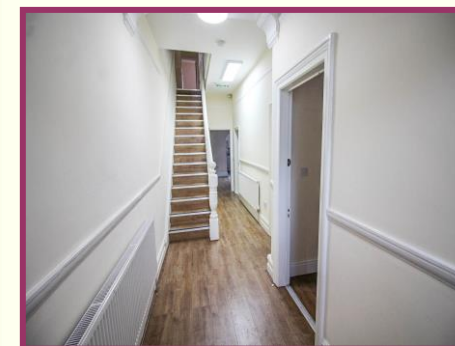
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KNOWSLEY STREET, BURY, BL9 0ST



- Substantial Terraced Property
- Three Reception Rooms
- Five Bedrooms
- Accommodation over Four Floors
- Flexible Accommodation
- Suit A Variety of Uses
- No Onward Chain Delay
- Viewing Required to Appreciate



**O/O £360,000**

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

**LETTINGS & MANAGEMENT**  
E: lettings@cardwells.co.uk  
T: 01204 381 281

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

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, C.W. Pearson.

This substantial terraced property is located within walking distance of Bury Town Centre, overlooks the lovely Whitehead Garden and offers a variety of uses depending upon relevant permissions being obtained. The spacious accommodation is spread over four floors and briefly comprises; porch, entrance hall, three reception rooms, w.c. and kitchen to the ground floor with three further rooms and a bathroom to the first floor and two additional rooms with a store and utility area to the second floor. There is also a useful cellar storage area. Externally the property has a garden area to the front with off road parking to the rear. Watch our virtual viewing video to see how this versatile building may suit you and then feel free to arrange an in person viewing by calling our Cardwells Estate Agents Bury Office on 0161 761 1215, via email at [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or online [cardwells.co.uk](http://cardwells.co.uk)

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

**Porch** Door to the front elevation leading into the porch. Glazed door leading into the hall.

**Entrance Hall** Stairs lead off to the first floor landing. Two radiators. Laminate floor. Dado rail.

**Reception Room One** 17' 5" x 13' 0" (5.3m x 3.96m) Double glazed bay window to the front elevation. Laminate floor. Radiator.

**Reception Room Two** 17' 1" x 11' 11" (5.2m x 3.63m) Maximum measurements. Double glazed window to the rear elevation. Laminate floor. Radiator.

**Reception Room Three** 11' 10" x 11' 1" (3.6m x 3.38m) Double glazed window to the side elevation. Laminate floor. Radiator. Arch into the kitchen.

**Kitchen** 11' 1" x 7' 9" (3.38m x 2.34m) Double glazed window to the rear elevation. Door to the side. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner electric hob with oven below and extractor hood over. Space for fridge and freezer.

**Cellar Area** 18' 1" x 6' 0" (5.5m x 1.83m) Accessed via steps from reception room three.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Further stairs lead off to the second floor.

**Bedroom One** 18' 4" x 14' 1" (5.6m x 4.3m) Two double glazed windows to the front elevation. Laminate floor. Radiator.

**Bedroom Two** 16' 3" x 12' 3" (4.95m x 3.73m) Double glazed window to the rear elevation. Laminate floor. Radiator.

**Bedroom Three** 11' 1" x 10' 0" (3.38m x 3.05m) Double glazed window to the rear elevation. Laminate floor. Radiator.

**Bathroom** 10' 0" x 8' 6" (3.05m x 2.6m) Double glazed window to the side elevation. Four piece suite comprising; corner bath, corner shower cubicle, close coupled w.c. and vanity sink with storage. Tiled elevations.

**Bedroom Four** 18' 2" x 14' 7" (5.54m x 4.45m) Stairs lead off the first floor landing and into this room. Double glazed window to the rear elevation. Radiator. Door to bedroom five

**Bedroom Five** 18' 2" x 14' 7" (5.54m x 4.45m) Double glazed window to the front elevation. Doors off to the store room and utility area.

**Externally** The front of the property has a garden area whilst the rear has off road parking.

**Price** £360,000

**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](mailto: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](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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**Please note: all viewings are by appointment only through our BURY Office**