

Independent Estate Agents

# Cardwells

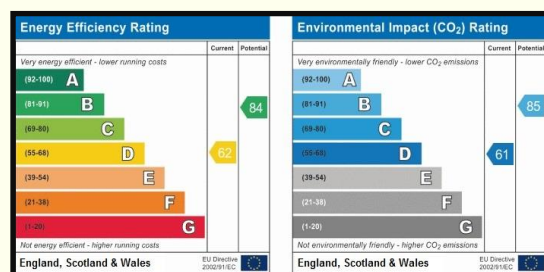
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**NEW HALL ROAD, BURY  
BL9 7TQ**



- MATURE SEMI BUNGALOW
- TWO DOUBLE BEDROOMS
- BREAKFAST KITCHEN
- SPACIOUS LOUNGE DINER
- SHOWER ROOM
- GCH AND D.GLAZING
- DRIVEWAY/GARAGE/GARDENS
- NO CHAIN INVOLVED



EPC

**£150,000**

**BOLTON**

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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, C.W. Pearson.

Act quickly to avoid missing out on this lovely two bedroom true bungalow in Bury, with excellently proportioned rooms, front and rear gardens, driveway parking and a detached garage. Located in a desirable residential area and forming part of a small cul de sac which borders farmland this bungalow is well positioned for local amenities including Fairfield Hospital whilst it has ready access to excellent transport links and regular bus routes to Bury Town Centre and Heywood. The property benefits from gas central heating and double glazing, and briefly comprises: entrance hall, lounge, kitchen, rear porch, two double bedrooms, and a bathroom which currently has a shower suite but could easily be altered to include a bath. Externally there is a pleasant front garden, a long driveway serving a single detached garage, and a fully enclosed rear garden. THE PROPERTY IS SOLD WITH NO CHAIN.

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

**Entrance Hall** 12' 4" x 5' 2" (3.76m x 1.57m) Side elevation entrance door, radiator, fitted cupboard, loft access.

**Lounge/Diner** 17' 7" x 10' 11" (5.36m x 3.32m) Fireplace with gas fire, rear elevation window, radiator.

**kitchen** 11' 8" x 9' 8" (3.55m x 2.94m) Fitted base and wall cupboards with surface tops, inset sink, space and plumbing for appliances, side and rear elevation windows, single glazed hardwood style door opening to the rear porch, radiator.

**Master bedroom** 11' 10" x 10' 9" (3.60m x 3.27m) Front elevation window, radiator, fitted wardrobes.

**Bedroom 2** 10' 11" x 10' 0" (3.32m x 3.05m) Front elevation window, radiator.

**Bathroom** 8' 7" x 6' 2" (2.61m x 1.88m) Having a walk in style screened shower area with shower, wash basin and wc, tiling to complement, radiator, side window, airing cupboard.

**Externally** Tandem style driveway serving a detached garage, front and rear gardens.

**Price** £150,000

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



**BEDROOM TWO**



**BATHROOM**



**REAR GARDEN**

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