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BURY ROAD, TOTTINGTON, BL8 3DS



- Bay Fronted Edwardian House
- End of Terrace Property
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Spacious Bathroom
- Sought After Location
- Viewing Highly Recommended



£210,000

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.

This impressive and spacious Edwardian bay fronted end of terraced house is presented to the highest of standards and provides for comfortable and stylish living. The property itself is ideally placed for Bury Town Centre and the heart of Tottington village. The elegant accommodation retains the character and style of the period and briefly comprises; entrance hall, lounge, separate dining room, fitted kitchen, two sizeable bedrooms and a stylish bathroom. Externally there is a block paved garden area to the front with a lovely courtyard to the rear. There are excellent amenities, including schools shops and transport links. Viewing is highly recommended to fully appreciate this characterful property. Cardwells estate agents Bury, (0161) 761 1215, bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC frosted double glazed front door leading to

Vestibule Dado rail, coving to the ceiling

Hallway Radiator, coving to the ceiling, staircase leading to the first floor landing, doors leading to

Lounge 16' 0" x 10' 10" (4.87m x 3.30m) UPVC triple glazed bay window front aspect, feature marble fireplace incorporating a living flame gas fire, two radiators, coving and rose to the ceiling.

Dining Room 14' 5" x 14' 2" (4.39m x 4.31m) UPVC double glazed window rear yard aspect, feature ornamental fireplace with a wooden mantle surround, radiator, picture rail, coving to the ceiling, built in understairs storage cupboard.

Kitchen 12' 5" x 7' 7" (3.78m x 2.31m) 2 UPVC double glazed windows and a timber framed glazed door rear yard aspect, fitted wall and base units with complimentary working surfaces, inset single bowl single drainer stainless steel sink unit, built in oven and grill, inset four ring gas burner hob with an extractor canopy above, space for a fridge freezer, radiator

First Floor Landing Dado rail, doors leading to

Bedroom 1 14' 3" x 13' 2" (4.34m x 4.01m) UPVC triple glazed window front aspect, feature original cast iron fireplace, fitted wardrobes.

Bedroom 2 17' 8" x 6' 6" (5.38m x 1.98m) UPVC double glazed window rear aspect, ornate cast-iron effect fireplace, fitted double wardrobe, radiator, access to the loft space

Bathroom 11' 9" x 7' 10" (3.58m x 2.39m) UPVC frosted double glazed window rear aspect, matching white suite comprising panel enclosed bath with shower over & side screen, WC, wash basin, two radiators, fitted airing cupboard.

Externally There is a brick paved garden with privet tree hedging to the front and to the rear there is a paved enclosed yard with an outside tap.

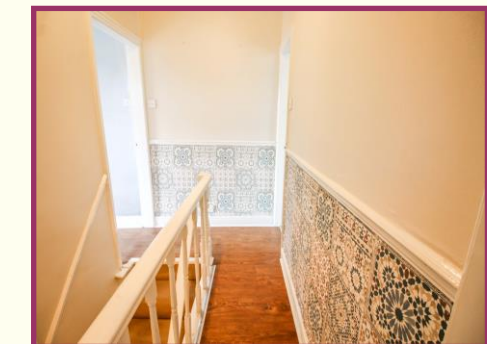
Price £210,000

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

Thinking of Selling 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 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

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 BURY Office