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**Cardwells**  
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**PARKHILLS ROAD, BURY, BL9 9AP**



- **Modern Townhouse**
- **Accommodation over 3 Floors**
- **Very Well Presented & Versatile**
- **Two Reception Rooms**
- **Ensuite & Dressing Room**
- **Close to Town Centre**
- **Excellent Amenities on Doorstep**
- **Early Viewing Recommended**



**£269,950**

BOLTON

11 Institute St, Bolton, BL1 1PZ

**T: 01204 381 281**

**E:** [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

BURY

14 Market St, Bury, BL9 0AJ

**T: 0161 761 1215**

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## LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

**T: 01204 381 281**

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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.





Cardwells are pleased to offer for sale this modern four bedroom townhouse, situated in a very popular and convenient location, close to Bury, Town, centre, with excellent amenities including good schools, and transport links. The accommodation is over three floors and is very well presented, making this an ideal family home. Viewing is highly recommended through Cardwells estate agents, Bury, (0161) 761 1215, bury@cardwells.co.uk. The versatile accommodation briefly comprises: Entrance hall, guest, WC, living room, dining room, and a modern fitted kitchen. On the first floor. There are three bedrooms and a bathroom. One of the bedrooms is currently being utilised as an office. The staircase continues to the second floor, where there is an impressive master bedroom with an ensuite, shower room and a dressing room. Outside, there is a garden to the front and an enclosed garden to the rear. There are two parking spaces, which can be found at the end of the row of houses. Property also benefits from UPVC double glazing and gas central heating.

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

UPVC frosted double glazed front door leading to.

**Entrance Hall** Radiator, staircase to the landing, doors, leading to:

**Guest WC** UPVC, frosted double glazed window from tap, close, coupled WC, wash basin, with mixer tap, tiled floor, tiling to the walls.

**Lounge** 17' 10" x 9' 1" (5.43m x 2.77m) UPVC double glazed window front aspect, incorporating shutter blinds, radiator, French doors leading through to:

**Dining Room** 15' 2" x 11' 2" (4.62m x 3.40m) UPVC double glazed French doors, rear garden, aspect, radiator, built in under stairs, storage cupboard, door, leading to:

**Kitchen** 12' 6" x 7' 2" (3.81m x 2.18m) UPVC double glaze window regarding aspect, incorporating shutter, blinds, modern, fitted wall and base units with working surfaces and tile splashback's, inset, single bowl, single drainer sink, unit with mixer tap, built in oven and grill, inset, flooring, gas burner, hob, with a stainless steel extractor canopy above, space for a washing machine, space for a fridge, freezer, and a dishwasher, tiled floor, radiator, inset spotlights to the ceiling.

**First Floor Landing** Doors leading to

**Bedroom 3** 15' 3" x 10' 4" (4.64m x 3.15m) 2 UPVC double glazed windows, incorporating shutter blinds, front aspect radiator.

**Bedroom 2/Office** 18' 6" x 7' 4" (5.63m x 2.23m) UPVC double glaze window, repair aspect, incorporating shutter blinds.

**Bedroom 4** 11' 4" x 8' 9" (3.45m x 2.66m) UPVC double glaze window, rear aspect, incorporating shutter, blinds, radiator.

**Family Bathroom** 8' 9" x 5' 0" (2.66m x 1.52m) Matching white suite comprising, tiled in closed bath, with mixer, tap and shower above, close, coupled WC, wash basin, with mixer tap, inset to a vanity cupboard, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights, to the ceiling, extractor fan.

**Second Floor** Door leading to:

**Master Bedroom** 18' 0" x 15' 5" (5.48m x 4.70m) UPVC double glaze window, front aspect, radiator, fitted shelving, doors, leading to:

**En-suite** Contemporary suite comprising, double glazed Velux window, shower, cubicle, wash basin, close, coupled WC, tiled floor tiling to the walls, inset spotlights.

**Dressing Room/Storage Room** UPVC Velux double glazed window, built in eaves storage cupboard.

**Externally** There is an enclosed laid to lawn garden with a paved pathway to the front and to the rear there is an enclosed garden which is laid to lawn with paved areas and a gate giving access to the rear. There is a parking area for the residents and we are informed by the vendor, that there are two parking spaces, belonging to the property.

**Price** £269,950

**Tenure** We are advised that the property is FREEHOLD

**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

**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)

