



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



- Substantial Terraced House
- Three Bedrooms
- Two Reception Rooms
- Four Piece Bathroom
- Good Sized Kitchen
- Useful Cellar Area
- Popular Location
- No Onward Chain Delays



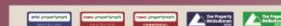
OIRO £190,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This already sizable three bed roomed mid terraced property has further scope for accommodation if desired, utilising the attic space and even potentially creating an internal bathroom and using the existing bathroom as a bedroom. The cellar room also provides useful accommodation. The property is deceptively spacious, and well presented, briefly, comprising entrance vestibule, hallway, lounge, dining room, kitchen, Cellar area, two good size bedrooms to the first floor with a bathroom having a four piece suite and with a further bedroom in the loft space. We are informed by the owners that the property has building regulations for the loft space. Located in a well regarded area within easy walking distance of Whitehead Park, this property is certain to attract a good deal of attention from private buyers and investors alike, early viewing is therefore recommended which can be arranged through our Cardwells Estate Agents Bury office on 0161 761 1215, email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Wooden door to the front elevation leading into the vestibule. Glazed door leading into the hall.

Hall 16' 1" x 3' 3" (4.89m x 1.00m) Stairs lead after the first floor landing. Radiator.

Lounge 15' 9" x 12' 0" (4.8m x 3.66m) Double glazed window to the front elevation. Multifuel burner recessed into chimney breast with wooden surround. Radiator.

Dining Room 16' 9" x 12' 0" (5.1m x 3.66m) Double glazed window to the rear elevation. Door leading down to the cellar room. Laminate floor. Radiator.

Kitchen 13' 9" x 7' 7" (4.2m x 2.3m) Double glazed window and door to the side elevation. Range of freestanding kitchen units with contrasting work surfaces. Inset 1 1/2 bowl sink and drainer. Central heating boiler. Radiator. Tiled floor. "Aga" cooking range available by separate negotiation. Space for fridge freezer. Plumbed for washing machine.

Cellar Area 15' 5" x 11' 6" (4.7m x 3.5m) Stone floor. Double glazed window.

First Floor Landing Stairs lead off the hall to the first floor landing. Storage cupboard. Stairs leading off to the attic room.

Bedroom 1 15' 9" x 15' 5" (4.8m x 4.7m) Double glazed window to the front elevation. Cast iron fireplace. Laminate floor. Radiator.

Bedroom 2 16' 9" x 10' 10" (5.1m x 3.3m) Double glazed window to the rear elevation. Cast iron fireplace. Radiator.

Bathroom 13' 9" x 7' 7" (4.2m x 2.3m) Double glazed window to the side elevation. Four piece suite comprising bath, shower cubicle, pedestal wash hand basin and WC. Part tiled elevations. Laminate floor. Radiator.

Attic Room 22' 8" x 15' 9" (6.9m x 4.8m) Double glazed dormer window to the rear elevation. Radiator. Eaves storage. Built-in store cupboard (potential for en suite)

Price OIRO £190,000

Tenure We are advised that the property is leasehold and subject to the remainder 999 year lease dated 24/12/1885

Viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1214, emailing: bury@cardwells.co.uk or visiting: www.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

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