

BIRCHEN BOWER WALK, TOTTINGTON, BL8 3JY



- Corner Plot
- Three Bedrooms
- Lounge & Kitchen/Diner
- Conservatory
- Triple & Double Glazing
- Parking to the Rear
- Gas Central Heating
- Early Viewing Recommended



£230,000

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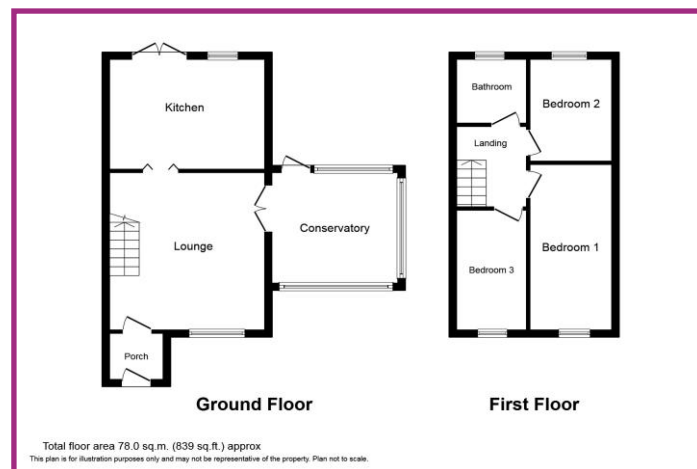
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented end terraced property situated on a corner plot within Tottington. The property has been a family home for many years has been loved and looked after for a long time. Internally the accommodation comprises a porch, lounge, conservatory and kitchen/diner to the ground floor with three good sized bedrooms and a bathroom to the first floor. The property also benefits from triple and double glazing. 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 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 5' 10" x 4' 11" (1.79m x 1.51m) Ceiling light point

Lounge 14' 8" x 13' 9" (4.47m x 4.20m) Ceiling light point, triple glazed window to the front, laminate effect flooring, radiator.

Kitchen/Diner 14' 8" x 10' 4" (4.46m x 3.14m) Ceiling light points, triple glazed window to the rear, double glazed french doors to the rear, fitted wall and base units with extractor fan, electric job and double electric oven, space for a washing machine, under stairs storage with space for the fridge.

Conservatory 11' 3" x 10' 4" (3.42m x 3.14m) Double glazed windows to three sides, double glazed door leading to the patio area.

First Floor Landing Ceiling light point

Bedroom 1 15' 9" x 8' 4" (4.80m x 2.54m) Ceiling light point, triple glazed window to the front, radiator.

Bedroom 2 9' 2" x 8' 5" (2.79m x 2.56m) Ceiling light point, triple glazed window to the rear, radiator.

Bedroom 3 11' 2" x 6' 2" (3.40m x 1.89m) Ceiling light point, triple glazed window to the front, radiator.

Bathroom 6' 1" x 6' 0" (1.85m x 1.83m) Spotlights, Wc, pedestal sink, panelled bath with mixer tap and electric shower over, triple glazed window to the rear, radiator.

Externally Situated on a corner plot with a lawned garden to the front and lawned gardens to the rear with a patio area, flower beds and mature borders. Also from the rear there is driveway parking for three cars.

Price £230,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,612 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

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 1215, 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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