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**WALMERSLEY ROAD, BURY, BL9 6RW**



- Extended Semi Det Family Home
- Four Bedrooms
- Family Bathroom & Shower Room
- Two Reception Rooms
- Large Kitchen
- Driveway Parking for 3 Cars
- Low Maintenance Rear Garden
- Close to Motorway Network



**£220,000**

**BOLTON**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented and extended semi detached family home located within close reach of Bury town centre and the motorway network. Internally the property comprises an entrance hallway, lounge, extended dining/sitting room, kitchen and shower room to the ground floor with four good size bedrooms and a family bathroom to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215 or visit [cardwells.co.uk](http://cardwells.co.uk)

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

**Entrance Hallway** Ceiling light point, double glazed window to the front, laminate effect flooring, stairs to the first floor.

**Lounge** 14' 5" x 12' 6" (4.40m x 3.80m) Ceiling light point, double glazed window to the front, laminate effect flooring, radiator

**Dining Room** 13' 5" x 9' 8" (4.09m x 2.94m) Ceiling light point, radiator, laminate effect flooring.

**Sitting Area** 9' 2" x 7' 5" (2.79m x 2.27m) Ceiling light point, double glazed window to the rear, radiator.

**Kitchen** 14' 4" x 9' 0" (4.37m x 2.75m) Ceiling light point, laminate effect flooring, radiator, double glazed window to the rear, fitted wall and base units with extractor fan, space for a multi fuel range oven, American style fridge/freezer, washing machine, dryer, dishwasher, one and quarter stainless steel sink with mixer tap and drainer, tiles splashback to the walls.

**Inner Hallway** Ceiling light point, tiled floor, door to the rear garden.

**Shower Room** 6' 1" x 4' 1" (1.86m x 1.24m) Downlights, double glazed window to the rear, Wc, sink, walk-in shower cubicle, extractor fan, heated towel rail.

**First Floor Landing** Ceiling light points.

**Bedroom 1** 13' 5" x 12' 1" (4.09m x 3.68m) Ceiling light point, radiator, double glazed window to the front, exposed wooden floorboards.

**Bedroom 2** 13' 4" x 9' 10" (4.07m x 3.0m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

**Bedroom 3** 10' 5" x 7' 8" (3.18m x 2.34m) Ceiling light point, radiator, double glazed window to the front, laminate effect flooring.

**Bedroom 4** 8' 11" x 8' 0" (2.73m x 2.43m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring.

**Bathroom** 8' 2" x 8' 1" (2.50m x 2.47m) Ceiling light point, double glazed window to the rear, Wc, bath with electric shower over, pedestal sink, vinyl flooring, radiator.

**Externally** Gravelled driveway parking to the front for three cars and a low maintenance flagged garden to the rear and side with security light and outside tap.

**Price** £220,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (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 1214, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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