

- Semi Detached Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Fitted Kitchen
- Some Updating Required
- No Onward Chain Delay
- Garage and Driveway
- Early Viewing Strongly Advised



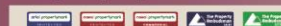
**£210,000**

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

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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This three bedroom semidetached house is ideally located for both Bury and Whitefield alike. The property would benefit from some cosmetic updating although it has had a re-roof approximately three years ago, UPVC double glazing and new Combi, boiler fitted in March 2022 and was rewired approx 9/10 years ago. The accommodation currently comprises entrance porch way, Hall, open plan, lounge, dining room, fitted kitchen, three bedrooms, and a modern shower room. Externally the property has garden areas to both front side and rear with driveway. Parking to the front and a detached garage to the rear. Available with no onward chain delay. 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** Double glazed door to the side elevation leading into the porch. Double glazed windows to the front and side elevations. Door leading into the hall.

**Hall** Double glazed window to the side elevation. Stairs lead off to the first floor, landing. Radiator.

**Lounge/Diner** 24' 9" x 11' 0" (7.54m x 3.36m) Double glazed bay window to the front elevation with double glazed windows to the rear. Wall mounted gas fire. Radiators.

**Kitchen** 12' 0" x 6' 2" (3.66m x 1.88m) Double glazed windows to the side and rear elevations. Door to the side elevation. Range of base units with contrasting work, surfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Plumbed for washing machine. Space for fridge freezer.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation.

**Bedroom 1** 12' 7" x 10' 6" (3.84m x 3.20m) Double glazed bay window to the front elevation. Range of fitted wardrobes. Radiator.

**Bedroom 2** 11' 7" x 10' 11" (3.54m x 3.32m) Double glazed window to the rear elevation. Built-in wardrobes. Radiator.

**Bedroom 3** 7' 3" x 6' 8" (2.21m x 2.04m) Double glazed window to the front elevation. Radiator.

**Shower Room** Double glazed window to the rear elevation. Modern three-piece suite comprising walk in shower cubicle, vanity sink with storage and dual flush WC. Chrome heated towel rail.

**Externally** The front of the property has gated access leading to a driveway and past a garden with mature shrubs. There is a block paved path and garden area leading round the side to the rear garden which has paved patio and path with detached garage.

**Price** £210,000

**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 C rated which is at an approximate annual cost of £1,842 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is 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

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**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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