



- For Sale via Auction
- No Onward Chain
- Accommodation over 3 Floors
- Victorian End Terraced
- Extended to Rear
- Four Bedrooms
- Three Reception Rooms
- Parking to the Rear



Guide Price £185,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with no onward chain and for sale by Auction is this superb Victorian end terraced property which is packed full of original features. Whilst the property does need some modernisation, the rooms are spacious and offer so much potential throughout. The accommodation is set over three floors with the property being extended to the rear and also benefitting from a cellar room. To the ground floor the accommodation comprises an entrance hallway, three large reception rooms and a large, extended kitchen plus wc to the ground floor. The second floor has two spacious double bedrooms, a single bedroom and a large bathroom with a five piece suite. To the third floor there is another double bedroom and also access to storage space within the loft area. Further benefitting this property is a handy cellar room which can be accessed via a door from the ground floor. Externally the property is raised and set back from the main road and at the rear there is space for off road parking. For further information contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, ornate coving to the ceiling, radiator, door leading to the cellar.

Reception Room 1 14' 11" x 13' 3" (4.54m x 4.04m) Ceiling light point, double glazed window to the front, radiator, coving to the ceilings.

Reception Room 2 13' 9" x 12' 1" (4.18m x 3.68m) Ceiling light point, double glazed window to the rear, radiator, coving to the ceilings.

Reception Room 3 13' 6" x 9' 11" (4.11m x 3.03m) Downlights, ceiling light point, double glazed window to the side, radiator, laminate effect flooring.

Kitchen 23' 1" x 9' 7" (7.03m x 2.91m) Downlights, UPVC cladded ceiling, double glazed windows to the side, Range of fitted wall and base units with extractor fan and space for a multi fuel range. Oven, American fridge, freezer, washing machine, dryer, integrated dishwasher, 1 1/2 bowl, stainless steel sink with mixer tap, and drainer, tiled floor, and walls.

Guest WC Downlights, wc, pedestal sink, ladder radiator, double glazed window to the side, tiled floor and walls.

First Floor Landing Ceiling light point, radiator, original coving to the ceilings, stairs to the second floor.

Bedroom 1 14' 10" x 12' 3" (4.52m x 3.74m) Ceiling light point, original coving to the ceilings, double glaze window to the front, fitted wardrobes, radiator.

Bedroom 2 13' 8" x 12' 1" (4.17m x 3.69m) Ceiling light point, double glaze window to the rear, radiator.

Bedroom 3 9' 4" x 5' 3" (2.85m x 1.60m) Ceiling light point, double glazed window to the front.

Bathroom 13' 6" x 11' 3" (4.12m x 3.42m) Ceiling light points, double glazed windows to the side, WC, pedestal sink, panel bath, bidet, walking shower cubicle, tiled splashback to the walls.

Second floor Landing Ceiling light point, skylight.

Bedroom 4 13' 6" x 11' 3" (4.12m x 3.42m) Ceiling light point, radiator, double glaze skylight to the rear.

Loft Room 17' 3" x 6' 11" (5.25m x 2.12m) Maximum. 'L' shaped storage space with access to the eaves.

Externally The front of the property is raised and set back from the main road and at the rear there is space for off road parking.

Price Guide Price £185,000

