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FAIRWAY ROAD, BURY, BL9 8DY



- Detached family Home
- Three / four bedrooms
- Stunning fitted kitchen
- Split level lounge
- Study and gymnasium
- Superb rear garden
- Off-road parking.
- Sought after location



O.I.R.O £425,000

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This family home is truly Tardis like, the accommodation has been thoughtfully and tastefully extended to create extremely comfortable and very versatile living accommodation which can be altered to suit a variety of needs. The accommodation is very well presented and currently comprises entrance porch, L-shaped hall, sizable, split-level, lounge, dining room, stunning, fitted kitchen, room, study, ground floor, bedroom and family bathroom, two further bedrooms to the first floor with ensuite WC. A wooden structure to the side of the building has been transformed into a gymnasium which can be accessed from the study. This property requires viewing to fully appreciate the size and standard and flexibility of the accommodation on offer, for further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch Double glazed door to the front elevation. Stone floor. Wooden door leading into the hall.

Hall. L shaped Hall. Radiator.

Dining Room 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed bay window to the front elevation. Built-in media wall. Radiator. Could easily be used as a bedroom.

Kitchen 20' 4" x 13' 3" (6.2m x 4.04m) Double glazed sliding patio doors and double glazed window to the rear elevation. Good range of base units with contrasting marble work surface and breakfast bar with matching wall mounted cabinets. Insert one and a half bowl sink and drainer. "Cuisinmaster" five burner range. Vented cooker hood. Plumbed for dishwasher. Space for American style. Fridge freezer. Tiled floor. Radiator. Stairs lead off to the first floor landing.

Utility room 14' 5" x 8' 4" (4.4m x 2.53m) Double glazed window to the front elevation with door to the side elevation. Plumbed for washing machine and dryer. Was formally the garage. Central heating boiler. Meter cupboards.

Split level Lounge 22' 2" x 14' 6" (6.76m x 4.41m) Measured to maximum points. Double glazed sliding patio doors to the rear elevation. Wooden floor. Radiator. Door leads off to the study.

Study 12' 2" x 6' 11" (3.7m x 2.1m) Double glazed window to the rear elevation. Radiator. Door leading to the Gym.

Ground floor bedroom 12' 1 0" x 12' 2" (3.91m x 3.7m) Double glazed bay window to the front elevation. Sharps fitted wardrobes, including "Glamour Cabinet". Radiator. Window seat.

Ground floor bathroom. Double glazed window and glass bricks to the side elevation. Four piece suite comprising bath with tile surround, pedestal wash, handbasin, walk in shower cubicle and close couple WC. Chrome heater towel rail. White heater towel rail.

First floor landing Stairs lead off the kitchen to the first floor landing. Storage cupboards. Eaves access and storage

Bedroom one 11' 10" x 11' 6" (3.6m x 3.5m) Double glazed window to the front elevation. Storage shelving. Walk in wardrobe. Door leading through to the ensuite W.C.

Ensuite Two piece suite comprising close couple WC and wash handbasin.

Bedroom two 9' 1" x 6' 4" (2.78m x 1.92m) Double glazed window to the front elevation. Storage access leading to water tank

Externally The property enjoys low maintenance gardens to all sides the rear being of particular note having block paved seating area under a barn style cover which extends through to a garden area with

further decking and shrub borders. The front of the property enjoys driveway parking and mature shrub gardens.

Gym 11' 2" x 7' 7" (3.4m x 2.3m) This is a wooden structure accessed via a door from the study and has been converted into a gymnasium. Three double glazed windows to the rear elevation with double glazed window to the front.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

