

**ST. PETERS ROAD, BURY, BL9 9RB**



- Five bedrooms
- Three reception rooms
- Conservatory
- Two en suites
- Downstairs shower room
- Utility room
- Large plot
- Large driveway



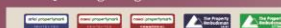
**O/O £450,000**

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Cardwells Estate Agents Bury are delighted to bring to market this superb and extended five bedroom semi detached home. Situated on a large plot boasting generous gardens and a large driveway this really is a perfect family home! Located on a sought after and beautiful tree-lined road this lovely family home comprises; entrance hallway, lounge, dining room, large kitchen/ dining room, utility room, down stairs shower room, conservatory and a third reception room downstairs. To the first floor there are five bedrooms with the two en suites a family bathroom. This property offers huge potential to add value and is versatile enough to house a large family. Externally this property has a large driveway to the front and side for several cars with a large rear south facing garden with pergola laid to lawn gardens and brick built sheds. This property is gas central heated and double glazed throughout and early viewing is highly advised to fully appreciate the size, potential and the plot that this property has to offer. A personal viewing appointment can be arranged 7 days a week by calling 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)

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

**Entrance Hallway** Radiator. Ceiling light point. Stairs to first floor.

**Lounge** 14' 7" x 11' 7" (4.44m x 3.53m) UPVC double glazed bay window to front aspect. Feature fire place. Radiator. Ceiling light point.

**Reception Room Two** 14' 2" x 12' 0" (4.31m x 3.65m) Radiator. Ceiling light point . Feature fire place.

**Reception Room Three** 11' 2" x 10' 6" (3.40m x 3.20m) UPVC double glazed window to front aspect. Ceiling light point. Door to storage area for potential to convert into en suite/ downstairs bedroom.

**Store Room** Housing boiler. Ceiling light point.

**Kitchen Diner** 23' 2" x 11' 5" (7.06m x 3.48m) A range of wall and base units with double sink and drainer. Complementing work surfaces. Two radiators. Ceiling light points. UPVC double glazed patio doors and window to rear aspect. Patio doors to conservatory.

**Conservatory** 13' 6" x 13' 7" (4.11m x 4.14m) UPVC double glazed patio doors to rear garden. Radiator.

**Utility Room** 8' 7" x 5' 3" (2.61m x 1.60m) Door to rear garden. Ceiling light point. Wall and base units with sink and drainer. Door to downstairs shower room.

**Downstairs Shower Room** 4' 8" x 5' 7" (1.42m x 1.70m) Full wall and floor tiles wet room- with overhead shower. Low flush wc and wash hand basin. UPVC double glazed window to side aspect. Ceiling light point.

**Bedroom One** 13' 9" x 12' 3" (4.19m x 3.73m) Fitted wardrobes. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**En-suite** Panelled bath, shower cubicle with over head shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window to rear aspect.

**Bedroom Two** 12' 2" x 9' 2" (3.71m x 2.79m) Fitted wardrobes. Radiator, ceiling light point. UPVC double glazed window to rear aspect.

**Bedroom Three** 17' 2" x 10' 0" (5.23m x 3.05m) Fitted wardrobes. Radiator. Ceiling light point. Door to en suite

**En-suite 2** Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. UPVC double glazed window to side aspect. Ceiling light point.

**Bedroom 4** 12' 6" x 9' 0" (3.81m x 2.74m) Fitted wardrobes. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

**Bedroom Five** 8' 6" x 6' 9" (2.59m x 2.06m) Fitted wardrobes. Radiator. Ceiling light point. UPVC double glazed window to front aspect.

**Landing** Ceiling light point. Radiator.

**Family Bathroom** Freestanding roll top bath. Low flush wc. Pedestal wash hand basin. Spotlighting. Radiator. Sky light. Loft access with pull down ladders.

**Externally** To the front a laid to lawn gated garden with a large driveway for several cars. To the rear a large rear garden with laid to lawn grass, artificial grass area, brick built sheds to rear and large pergola.

