



GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

BIRKS DRIVE, BURY, BL8 1JA



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE DINER
- SEPARATE KITCHEN
- PERIOD STYLE BATHROOM
- HALLWAY ENTRANCE
- GCH AND D.GLAZ
- DRIVEWAY AND GARDENS



O/O £130,000

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

Located in the popular Brandlesholme area of Bury within easy reach of some lovely countryside, shops including a post office on Brandlesholme Road and well placed for local schools the property requires some updating but is well presented and benefits from gas central heating and double glazing whilst externally front and rear gardens, driveway parking and carport. The accommodation comprises in summary: ENTRANCE HALL, LOUNGE DINER, SEPARATE KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A FAMILY BATHROOM. The property is sold with NO CHAIN.

Directions BL8 1JA

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Side entrance door, front elevation window, radiator, tiled floor, stairs.

Lounge/Diner

lounge 12' 2" x 11' 5" (3.71m x 3.48m) Front elevation window, radiator, laminate flooring, understairs cupboard, gas fire with back boiler. OPEN TO:

Dining Space 9' 5" x 8' 1" (2.87m x 2.46m) Rear elevation window, radiator, laminate flooring.

Kitchen 9' 5" x 5' 11" (2.87m x 1.80m) Wall and base units with complementary worktops, space and plumbed for appliances, single drainer sink, tiling, rear elevation entrance door and window.

First Floor Landing

Master bedroom 11' 9" x 9' 1" (3.58m x 2.77m) Rear elevation window, radiator, fitted wardrobe.

Bedroom 2 10' 0" x 7' 5" (3.05m x 2.26m) Front elevation window, radiator, freestanding wardrobes.

Bedroom 3 6' 10" x 6' 8" (2.08m x 2.03m) Includes stairwell, front elevation window, radiator, fitted wardrobe.

Family Bathroom 7' 4" x 5' 11" (2.23m x 1.80m) Comprises; freestanding roll top bath, pedestal basin and a wc. Panelled walls and ceiling, radiator, rear elevation window.

Externally Front and rear gardens, drive and carport.

Price O/O £130,000

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.



LOUNGE



DINING AREA



KITCHEN



LANDING



BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM