



BEDROOM 1



BEDROOM 2



BEDROOM 2



BEDROOM 3



BATHROOM



BATHROOM



DRIVEWAY



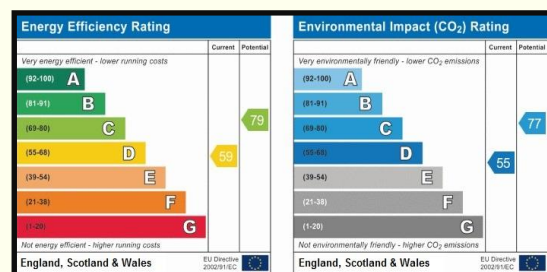
FRONT GARDEN



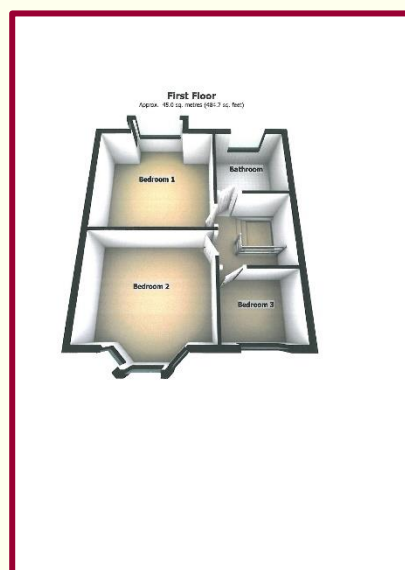
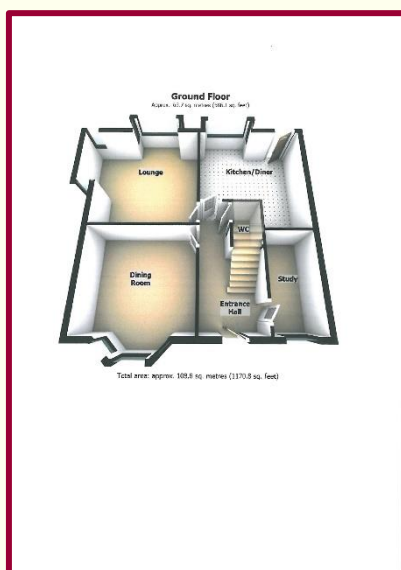
REAR



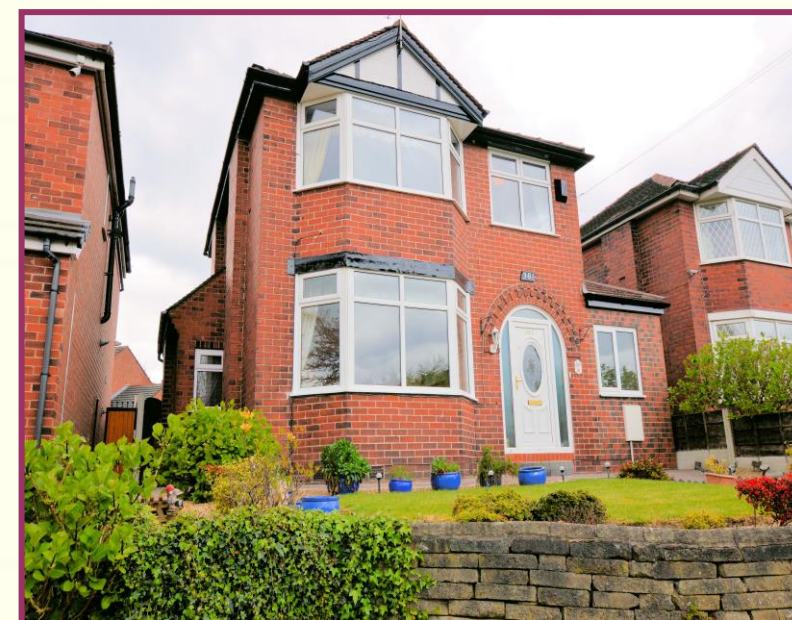
REAR GARDEN



EPC



BURY NEW ROAD, WHITEFIELD, M45 7SU



- Bay fronted detached house
- Stunning Presentation
- 2 reception rooms, 3 bedrooms
- Modern kitchen & bathroom
- Hall with Guest wc
- Lovely gardens. Driveway
- Excellent transport links
- Viewing highly recommended!



£249,950

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A lovely period style three-bedroom bay fronted detached house, within a superb prominent elevated position. Cardwells are delighted to offer for sale this spacious and well-presented detached home, close to good schools and amenities. The motorway network and the metrolink is within easy reach giving easy access throughout the northwest.

The spacious accommodation briefly comprises; Reception hall, Guest WC, lounge with Inglenook style fireplace, dining room, breakfast kitchen and study. On the first floor, there are three bedrooms and a bathroom with a modern 4pce suite. Outside there are delightful gardens and a driveway to the rear providing ample parking. The property also benefits from UPVC double glazing and gas central heating.

Viewing is highly recommended!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hall: uPVC double glazed door, dado rail, balustraded staircase to landing, laminate flooring, radiator.

Guest W.C: Low level w.c, wash basin, complementary wall and splashback tiling.

Lounge: 13' 7" x 14' 10" (4.14m x 4.52m) uPVC double glazed bay window to rear aspect. Inglenook fireplace with front and rear elevation uPVC double glazed windows and a sandstone style fire surround housing a living flame gas fire. 2 x radiators, original period style plate rack, inset spot lights.

Dining Room: 12' 5" x 11' 8" (3.78m x 3.55m) uPVC double glazed bay window to front aspect, radiator, coving, ceiling rose.

Kitchen/Breakfast Room: 9' 10" x 12' 9" (2.99m x 3.88m) uPVC double glazed window and door to rear aspect. Range of modern fitted wall and base units, complementary work surfaces and tiled splashbacks. Built in double oven and grill, inset 4 ring electric hob and inset single bowl single drainer stainless steel sink with mixer tap, space for a washing machine and a dishwasher, integrated fridge.

Study: 11' 1" x 5' 5" (3.38m x 1.65m) uPVC double glazed window to front aspect. Fitted computer desk, radiator, laminate flooring.

Landing: uPVC frosted double glazed window to side aspect. Access to the loft.

Master bedroom 13' 7" x 10' 11" (4.14m x 3.32m) uPVC double glazed bay window to the rear aspect. Fitted wardrobes, matching dressing table and bedside drawer sets. Radiator, inset ceiling downlighters.

Bedroom 2: 12' 8" x 10' 8" (3.86m x 3.25m) uPVC double glazed bay window to the front aspect, fitted wardrobes and drawers, matching bedside drawer set, radiator.

Bedroom 3: 7' 7" x 6' 9" (2.31m x 2.06m) uPVC double glazed window to front aspect, radiator.

Bathroom: 7' 9" x 7' 6" (2.36m x 2.28m) uPVC frosted double glazed window to rear aspect. 4 piece white suite comprising, panel enclosed bath with mixer tap, low level w.c, wash basin with mixer tap inset to a vanity unit, larger size quadrant style enclosure shower cubicle with mixer shower, fitted cupboard housing the combi style central heating boiler, radiator, complementary wall tiling and laminate wall covering to shower.

Outside: To the front there is a lovely tiered garden which is mainly laid to lawn with feature plant displays. To the rear is a superbly landscaped fully enclosed garden with feature stone paving and level lawn. A gate gives access to a parking area/driveway for several vehicles.

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.



ENTRANCE HALL



LOUNGE



KITCHEN



DINING ROOM



STUDY



BEDROOM 1

Please note: all viewings are by appointment only through our WHITEFIELD Office