

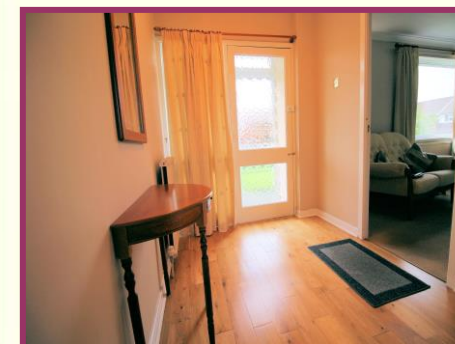
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Incorporating: Wright Dickson & Catlow, WDC Estates

28 EUXTON CLOSE, BURY, BL8 2HY



- DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE
- 16FT KITCHEN DINER
- SHOWER ROOM
- ENTRANCE HALL & PORCH
- EXTENSIVE SIZE PLOT
- HUGE POTENTIAL.



O/O £230,000

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DETACHED TRUE BUNGALOW OCCUPYING EXTENSIVE SIZE PLOT*SITUATED TO THE REAR OF THE ORIGINAL FARMHOUSE ON SEDDONS FARM ESTATE*NO VENDOR CHAIN* EXCELLENT OPPORTUNITY*PRIME LOCATION*A detached two double bedroom true bungalow with gas central heating and upvc style double glazing offering well planned and neatly presented accommodation. The property is well placed on the estate within easy reach of local shops and amenities and occupies a much sought after position. The accommodation comprises in summary; PORCH, ENTRANCE HALL, LOUNGE, KITCHEN-DINER, TWO DOUBLE BEDROOMS AND A SHOWER ROOM. EXTERNALLY ARE LARGE GARDENS, DRIVEWAY PARKING AND A ATTACHED GARAGE. Viewing by appointment.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch Sliding entrance door, inner door to hall.

Entrance Hall 13' 4" x 6' 3" (4.06m x 1.90m) Wooden flooring, radiator, cloaks cupboard, airing cupboard housing a mounted central heating boiler.

Lounge 15' 11" x 10' 10" (4.85m x 3.30m) Two front elevation upvc double glazed windows, central heating radiator, fireplace with inset and hearth housing a living flame gas fire. Doors with glazed panels opening to the kitchen-diner.

Kitchen/Diner 15' 11" x 9' 3" (4.85m x 2.82m) Dining area with upvc double glazed rear elevation window and central heating radiator. The kitchen has fitted base and wall units with coordinating worktops, space and plumbing for appliances, upvc double glazed rear elevation window and panelled upvc entrance door.

Master bedroom 12' 1" x 11' 7" (3.68m x 3.53m) Wooden flooring, upvc double glazed front elevation window, central heating radiator.

Bedroom 2 12' 1" x 8' 9" (3.68m x 2.66m) Upvc double glazed rear elevation window, central heating radiator.

Shower Room 6' 2" x 5' 6" (1.88m x 1.68m) Modern shower room which has a suite comprising; quadrant style enclosure shower with inset mixer tap shower control and shower head, pedestal wash basin and wc. Tiled walls and flooring, central heating radiator, upvc double glazed rear elevation window.

Garage and Drive Paved drive at the front serving a attached garage with up and over door at the front and personal door to the rear.

Gardens Good size front garden which is lawned. Gated footpath to the side leading to a large mostly lawned rear garden extending to around 80ft with a fenced surround offering enormous potential to extend/develop the property.

Price Offers over £230,000

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.

Viewings Viewings are strictly by appointment with Cardwells Estate Agents on 0161 761 1215, bury@cardwells.co.uk



KITCHEN/DINER



KITCHEN/DINER



KITCHEN/DINER



BEDROOM 1



BEDROOM 2



BATHROOM



REAR GARDEN



REAR GARDEN