



**SIDE GARDEN**



**DRIVE**



**SIDE ELEVATION**



**REAR GARDEN**



[www.cardwells.co.uk](http://www.cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**WESTCOMBE DRIVE, BURY  
BL8 1DN**



- MATURE SEMI DETACHED
- LARGE CORNER PLOT
- 3 SPACIOUS BEDROOMS
- 2 RECEPTIONS
- KITCHEN & UTILITY
- GCH AND D.GLAZED
- 3/4 CAR DRIVE
- FRONT/SIDE/REAR GARDENS



**£165,000**

**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



\*NO VENDOR CHAIN\* SOUGHT AFTER LOCATION\*SIZEABLE CORNER POSITION\*ATTACHED 18FT GARAGE\*OFFERS EXCELLENT POTENTIAL TO EXTEND. Mature semi detached property in Brandlesholme well placed for local schools, shops and amenities and within easy reach of Bury town centre and Burrs countrypark. The house stands in a large corner plot with a spacious drive, excellent garden space and the benefit of gas central heating and full upvc style double glazing. The accommodation which is neatly presented comprises in summary; ENTRANCE HALL, LOUNGE WITH BAY, SEPARATE DINING ROOM, MODERN FITTED KITCHEN AND UTILITY ROOM. THE FIRST FLOOR PROVIDES THREE WELL SIZED BEDROOMS, BATHROOM AND SEPARATE WC. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** 11' 6" x 6' 3" (3.50m x 1.90m) Entrance hall and window to the front elevation, balustraded stairs with integrated cupboard, central heating radiator. Lounge and kitchen entrance doors.

**Lounge** 14' 1" x 11' 5" (4.29m x 3.48m) Bay window to the front elevation, fire surround with inset and hearth housing a living flame gas fire, central heating radiator. Doors opening into the dining room.

**Dining Room** 10' 8" x 8' 9" (3.25m x 2.66m) Rear elevation window, central heating radiator, entrance door to the kitchen.

**Kitchen** 10' 8" x 8' 9" (3.25m x 2.66m) Range of fitted base and wall cupboards with ample coordinating worktops, inset one and half bowl sink with mixer tap, space for appliances, central heating radiator, wall tiling, rear elevation window, entrance door to the utility room.

**Utility room** 8' 6" x 7' 6" (2.59m x 2.28m) Space and plumbed for appliances, single drainer sink, store, rear elevation window and door, personal door to the garage, mounted Baxi central heating boiler.

**First Floor Landing** Side elevation window, loft access.

**Master bedroom** 11' 8" x 10' 3" (3.55m x 3.12m) Plus doorway. Fitted wardrobes to two walls, front elevation window, central heating radiator.

**Bedroom 2** 10' 8" x 9' 8" (3.25m x 2.94m) Plus doorway area. Fitted wardrobes and workstation, rear elevation window, central heating radiator.

**Bedroom 3** 8' 9" x 7' 8" (2.66m x 2.34m) Fitted wardrobes and top cupboards, front elevation window, central heating radiator.

**Bathroom** Comprises a corner bath with mounted inset shower over, sink, wall tiling, central heating radiator, rear elevation window.

**Separate wc** Low flush wc, rear elevation window.

**Garage and Drive** Embossed concrete driveway offering space for 3/4 cars. Attached garage measuring internally 18'2 x 7'6 having roller style entrance door, side elevation window and personal internal door.

**Price** £165,000

**Gardens** Corner plot with established lawned gardens which sweep around the front and side of the house and contain an assortment of mature plants, trees and shrubs. Private garden to the rear again with level lawn and mature borders.

**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

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

property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



**ENTRANCE HALL**



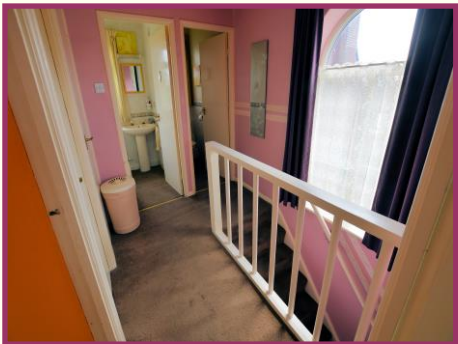
**DINING ROOM**



**KITCHEN**



**UTILITY**



**LANDING**



**BEDROOM THREE**



**BATHROOM**



**WC**