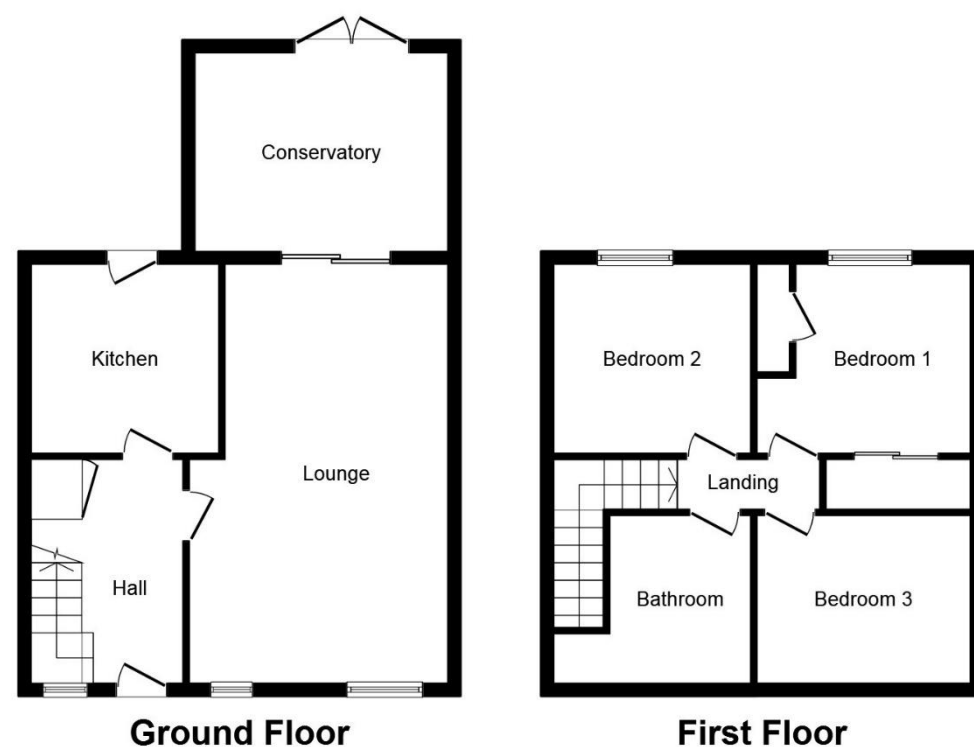
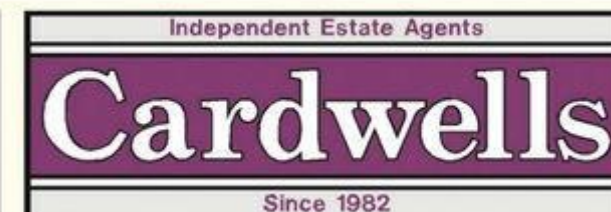
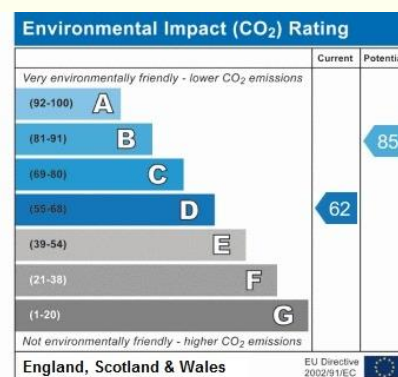
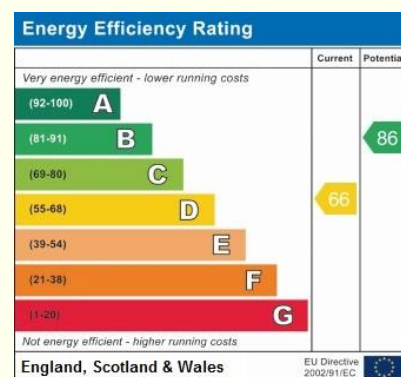




REAR ELEVATION



Total floor area 101.0 sq. m. (1,087 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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Incorporating: Wright Dickson & Catlow, WDC Estates

BRIERLEY AVENUE, WHITEFIELD, M45 7RD



- Lovely 3 bedroom terrace
- Well presented accommodation
- Sought after location
- Delightful gardens
- Excellent transport links
- Conservatory, double glazing
- Close to good amenities
- Viewing recommended



£145,000

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

A lovely 3 bed mid terrace house in a sought-after location Cardwells are delighted to offer for sale, this three-bedroom terrace house close to good amenities.

The property is very well presented and has delightful gardens and would make an ideal first-time purchase. The area has an array of shops, schools and transport links including the Metrolink. Viewing is highly recommended through our Whitefield office 0161 773 1011 whitefield@cardwells.co.uk 7 days a week. The accommodation briefly comprises; Entrance hall, lounge, UPVC double glazed conservatory and a kitchen. ON the first floor, there are three bedrooms and a bathroom. Outside there is an open plan garden to the front and a delightful rear garden, which is mainly paved with raised floral and plant beds. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: uPVC double glazed front door. uPVC double glazed window to front aspect, radiator, built in under stairs storage cupboard, staircase to landing.

Lounge: 13' 7" x 10' 9" (4.14m x 3.27m) 2 x uPVC double glazed windows to front aspect. Feature electric fre, radiator, uPVC double glazed sliding door leading to

Conservatory: 12' 9" x 9' 10" (3.88m x 2.99m) The conservatory is uPVC double glazed with a brick base radiator, doors open onto the rear garden.

Kitchen: 9' 10" x 9' 9" (2.99m x 2.97m) uPVC double glazed window and door to rear aspect. Range of modern fitted wall and base units with complimentary work surfaces and tiled splash backs, built in oven and grill, inset 4 ring gas burner hob, extractor hood above, inset single bowl stainless steel sink unit with mixer tap, space for automatic washing machine and a dishwasher, space for a tumble dryer, tiled floor, radiator.

Landing: Access to the loft.

Bedroom 1: 12' 6" x 10' 0" (3.81m x 3.05m) max. uPVC double glazed window to the front aspect, fitted wardrobes and built in cupboards, radiator.

Bedroom 2: 9' 10" x 8' 4" (2.99m x 2.54m) uPVC double glazed window to rear aspect, radiator.

Bedroom 3: 10' 10" x 6' 0" (3.30m x 1.83m) upVC double glazed window to front aspect.

Bathroom: 6' 3" x 4' 6" (1.90m x 1.37m) uPVC frosted double glazed window to front aspect. 3 piece white suite comprising bath, with a shower above, low level w.c, wash basin, radiator, tiling to the walls, built in airing cupboard.

Outside: There is an open plan garden with floral displays. To the rear there is a delightful enclosed paved garden with feature raised flower and plant beds.

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.

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



KITCHEN



CONSERATORY



LOUNGE



BEDROOM 1



BEDROOM 2



BEDROOM 3



BATHROOM



PATIO