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Incorporating: Wright Dickson & Catlow, WDC Estates

## LAKELAND CRESCENT, BURY, BL9 9SF



- SEMI DETACHED HOUSE
- MODERNISED INTERIOR
- 3 BEDROOMS
- SPACIOUS LOUNGE
- DINING ROOM
- QUALITY KITCHEN & BATHROOM
- GCH & D.GLAZING
- DRIVE/GARAGE/GARDENS



**£134,950**

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Well presented and upgraded semi detached house on this popular residential estate situated to the rear of the Swan and Cemetery pub on Manchester Road within easy reach of the town centre, shops and transport facilities. Sold with NO CHAIN the property occupies a favourable position with its' own driveway allowing parking for 2/3 cars serving a detached garage, well presented front and rear gardens, gas central heating and double glazing. In recent years we are advised by the owner that the kitchen, shower room and central heating boiler have all been upgraded and the house is alarmed. The accommodation comprises in summary; ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND A SHOWER ROOM. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Side entrance door with single glazed units, front elevation window, internal door to the lounge.

**Lounge** 13' 8" x 13' 1" (4.16m x 3.98m) Open plan with stairs, front elevation window, radiator, mounted contemporary style electric fire. Opening to dining room.

**Dining Room** 10' 4" x 7' 4" (3.15m x 2.23m) Rear elevation single glazed entrance door and window onto the conservatory, radiator. Opening to the kitchen.

**kitchen** 10' 4" x 6' 2" (3.15m x 1.88m) Attractive modern fitted kitchen offering a range of units with coordinating worktops, integrated gas hob and electric oven, cooker hood, inset sink, space and plumbed for appliances, complementary wall tiling, rear elevation window. Concealed wall mounted Worcester gas central heating boiler.

**First Floor Landing** Loft access.

**Master bedroom** 10' 6" x 9' 1" (3.20m x 2.77m) Fitted wardrobes, in built wardrobe/cupboard, in built linen cupboard, radiator, front elevation window.

**Conservatory** 8' 10" x 6' 9" (2.69m x 2.06m) Dwarf wall surround, window elevations and side door.

**Bedroom 2** 9' 5" x 6' 6" (2.87m x 1.98m) plus doorway area. Rear elevation window, fitted wardrobes, radiator.

**Bedroom 3** 6' 9" x 6' 6" (2.06m x 1.98m) Rear elevation window, radiator.

**Shower Room** Highly appointed shower room recently refurbished with a fabulous suite comprising; step in shower enclosure with chrome bar shower, vanity wash hand basin, low flush wc, complementary wall and floor tiling, chrome towel radiator, side elevation window, plastic panelled ceiling with inset downlighters.

**Externally** Private drive serving a detached garage, paved and pebbled garden frontage, fully enclosed well stocked rear garden designed for low maintenance with paving and pebbled ground cover established range of plants and shrubs.

**Price** £134,950

**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

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**CONSERVATORY**



**BEDROOM 1**



**BEDROOM 2**



**BEDROOM 3**



**BATHROOM**



**GARDEN**



**GARDEN**



**GARAGE**