



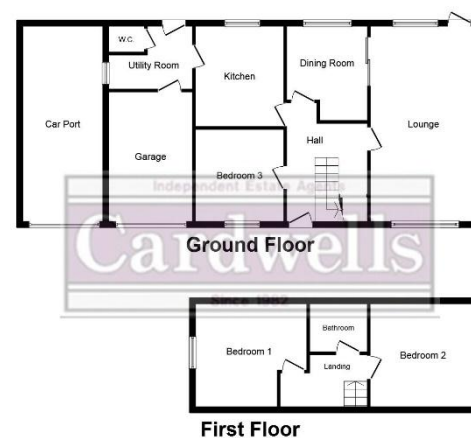
BEDROOM 2



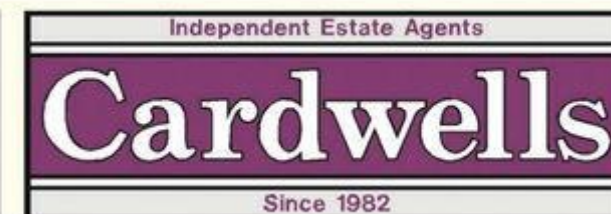
BATHROOM



GARDEN



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

MILE LANE, BURY, BL8 2JE



- DORMER STYLE DETACHED
- SUPERIOR SIZE PLOT
- NO VENDOR CHAIN
- THREE BEDROOMS
- 21FT LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN. UTILITY/WC
- GARAGE/CARPORT/GARDENS



£275,000

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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

*ONE OF THE LIMITED 'CARLISLE' STYLE DETACHED HOMES ON THE DEVELOPMENT*SUPERIOR SIZE PLOT*4 CAR DRIVE, GARAGE AND CARPORT*BEAUTIFULLY KEPT GARDENS*NO ONWARD CHAIN-EARLY POSSESSION AVAILABLE*EXCELLENT POTENTIAL AND OPPORTUNITY*Cardwells Estate Agents are delighted to offer for sale on behalf of our clients this Carlisle style dormer property which stands in an excellent size plot and is favourably located near the lower end of Mile Lane well placed for access to all the local schools, shops and transport links and within easy reach of Bury town centre. The property offers excellent potential and scope to modernise/extend etc and includes majority double glazing and gas central heating. The accommodation which is spacious and well planned comprises; ENTRANCE HALL, 21FT DUAL ASPECT LOUNGE, DINING ROOM, BREAKFAST KITCHEN, UTILITY, GROUND FLOOR DOUBLE BEDROOM, FIRST FLOOR TWO FURTHER DOUBLE BEDROOMS AND A FAMILY BATHROOM. Viewing comes with our highest recommendation.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Stairs with half landing, understairs recess, radiator.

Living Room 21' 9" x 11' 10" (6.62m x 3.60m) Double glazed front elevation window, double glazed rear elevation window and entrance door, two radiators, gas fire, hallway door.

Dining Room 10' 6" x 9' 0" (3.20m x 2.74m) Opaque glazed sliding entrance door to the living room, hallway door, double glazed rear elevation window, radiator.

Kitchen/Breakfast Room 11' 6" x 9' 10" (3.50m x 2.99m) Base and wall cabinets with coordinating worktops, inset drainer sink and tap, tiling to complement, space for tall fridge freezer, radiator, double glazed rear elevation window, hallway door.

Utility room 9' 4" x 7' 0" (2.84m x 2.13m) Double glazed external door, radiator, space and plumbed for washing machine, single glazed side window. Separate wc with single glazed window.

Bedroom 3 10' 5" x 8' 2" (3.17m x 2.49m) Double glazed front elevation window, radiator

First Floor Landing Airing cupboard, balustraded stairs.

Master bedroom 12' 8" x 11' 7" (3.86m x 3.53m) Double glazed side elevation window, fitted wardrobes, radiator.

Bedroom 2 11' 10" x 11' 6" (3.60m x 3.50m) Double glazed side elevation window, radiator, fitted wardrobes.

Bathroom 8' 4" x 6' 2" (2.54m x 1.88m) Comprises a three piece suite, complementary tiling, shower over the bath with mounted mixer tap to wall, double glazed rear elevation window, radiator.

Drive/Garage/Carport Attached garage with remote control up and over door to the front and personal door into the house via the utility room. Similar size carport adjacent to the garage again with remote control entrance door opening to the front, gated to the rear and served by a double width paved driveway with space for 3/4 cars.

Gardens Larger section of lawned front garden adjacent to the drive with side border. Gated footpath at the side leading to a beautiful garden at the rear containing established trees and plants, sizeable area of lawn, fencing, paved footpaths and patio.

Additional Information We are advised by the vendor the property has the residue of a 999year lease with a ground rent paid annually and was constructed circa 1967.

Price £275,000

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.

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



HALL & STAIRS



LOUNGE



DINING ROOM



UTILITY ROOM



GROUND FLOOR BED 3



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2