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Incorporating: Wright Dickson & Catlow, WDC Estates

BRECON DRIVE, BURY, BL9 9LE



- STYLISH SEMI DETACHED
- THREE BEDROOMS
- 22FT LOUNGE DINER
- QUALITY FITTED KITCHEN
- MODERN FAMILY BATHROOM
- GCH AND D.GLAZED
- LANDSCAPED GARDENS
- OPEN REAR ASPECT



£144,950

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

STYLISH SEMI DETACHED PROPERTY*OPEN REAR ASPECT*QUALITY FITTED KITCHEN*SPACIOUS DUAL ASPECT LOUNGE DINERLocated in a small cul de sac in a popular and established residential area within half a mile of Bury town centre therefore well placed for the extensive range of shops, leisure and transport facilities in the town and well placed for local schools. The a property is fully double glazed and gas centrally heated and has accommodation comprising; **ENTRANCE HALL, 23FT LOUNGE DINER, QUALITY FITTED KITCHEN, FIRST FLOOR LANDING , THREE BEDROOMS AND A BATHROOM WITH THREE PIECE SUITE.** **EXTERNALLY ARE ATTRACTIVELY LANDSCAPED FRONT AND REAR GARDENS.** Viewing is highly recommended.

Directions BL9 9LE

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Front elevation entrance door and window, laminate flooring, radiator.

Lounge/Diner 22' 6"(Into Bay) x 10' 8" (6.85m x 3.25m) Large double aspect room with front elevation bay window, french doors at the rear onto the garden, mounted flueless living flame gas fire, radiators.

Kitchen 10' 5" x 5' 5" (3.17m x 1.65m) Modern well appointed kitchen with a range of high gloss style wall and base cupboards with contrasting worktops, integrated hob and oven, cooker hood, dishwasher, fridge/freezer, plumbed for washing machine, inset sink with mixer tap, complementary tiling, rear elevation window and entrance door.

First Floor Landing Balustraded stairs, loft access, side elevation window.

Master bedroom 11' 0" x 10' 10" (3.35m x 3.30m) Rear elevation window, fitted wardrobes, radiator.

Bedroom 2 9' 10" x 9' 9" (2.99m x 2.97m) Plus doorway area. Front elevation window, radiator, fitted wardrobes.

Bedroom 3 6' 9" x 6' 5" (2.06m x 1.95m) Front elevation window, radiator.

Bathroom Suite comprising; panelled bath with mixer shower over, pedestal wash basin and a wc. Chrome mixer tap to bath and sink, radiator, wall tiling, side elevation window.

Externally Enclosed front garden with block paving, boundary walling, wrought iron entrance gate and railings. Block paved side footpath to beautiful, well stocked rear garden with indian stone patio, lawn, shed and open aspect overlooking field to rear.

Price £144,950

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 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.



LOUNGE



KITCHEN



BEDROOM 1



LANDING



BEDROOM 2



BATHROOM



GARDEN



ASPECT