



BATHROOM



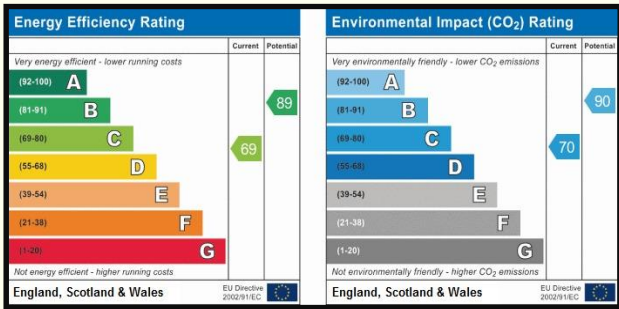
REAR GARDEN



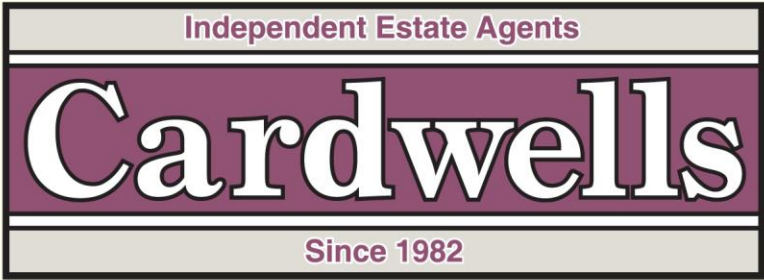
GARAGE



SIDE



EPC



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WOODHILL FOLD, BURY, BL8 1UY



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- SPACIOUS LOUNGE DINER
- MODERN FITTED KITCHEN
- FRONT & INNER HALLS
- WELL APPOINTED BATHROOM
- DRIVE SERVING GARAGE
- GARDENS/DG/GCH



£147,950

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Modern style semi detached bungalow neatly presented and available with NO CHAIN/EARLY POSSESSION, located on a popular residential development off Woodhill Road not far from Burrs Country Park and within easy reach of Bury Town centre. The property occupies a private corner position with driveway parking, detached garage, front, side and rear gardens and benefits from upvc syle double glazing, gas central heating, alarm system and a modern kitchen and bathroom. Viewing is highly recommended in order to appreciate the true size of the accommodation which comprises in summary: FRONT HALLWAY, SPACIOUS LOUNGE DINER, FITTED KITCHEN WITH BREAKFAST BAR, INNER HALLWAY, TWO BEDROOMS AND A BATHROOM, EXTERNALLY, GARDENS, DRIVEWAY AND A GARAGE. Viewing is strictly by appointment with Cardwells Bury office.

**Directions BL8 1UY**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Front elevation door, cloaks cupboard, radiator, laminate flooring, lounge door.

**Lounge/Diner** 18' 2" x 10' 4"max (5.53m x 3.15m) Front elevation window, two radiators, fireplace surround with electric stove type fire, laminate flooring, bifold door to the kitchen and further bifold door to inner hall.

**Kitchen** 11' 2" x 7' 2" max (3.40m x 2.18m) Well appointed modern kitchen with a good range of units, coordinating worktops and breakfast bar, inset sink with mixer tap, stainless steel cooker hood, space and plumbed for appliances, wall and floor tiling, radiator, side window and entrance door which opens to the porch.

**Side Porch** Added to the side of the bungalow being a upvc style storm porch with single external door, windows and panelling.

**Inner Hall** Laminate flooring, built in storage cupboard.

**Master bedroom** 11' 11" x 9' 1" (3.63m x 2.77m) Rear elevation window, radiator, laminate flooring.

**Bedroom 2** 8' 9" x 7' 10" (2.66m x 2.39m) Rear elevation window, radiator, laminate flooring.

**Bathroom** 7' 7" x 5' 6" (2.31m x 1.68m) Modern well appointed bathroom with full wall tiling, panelled bath with electric shower mounted over, wc with enclosed cistern and vanity wash basin with downlighting, radiator, side elevation window.

**Externally** Driveway serving a detached garage with up and over door to the front, personal door to the side, lawned garden frontage, side fencing separating extensive paved side patio, gated access to enclosed rear garden.

**Price** £147,500

**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.



**INNER HALL**



**LOUNGE/DINER**



**LOUNGE/DINER**



**KITCHEN**



**BEDROOM 1**



**BEDROOM 2**



**BEDROOM 2**



**BATHROOM**