

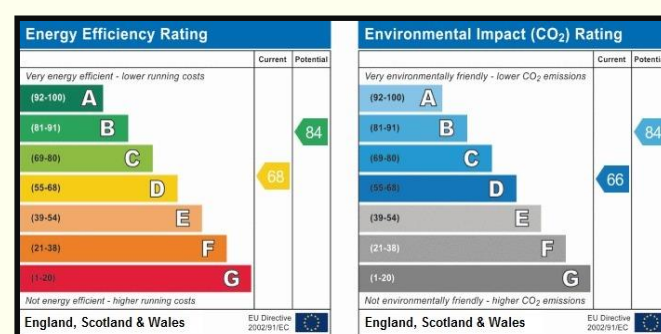
BATHROOM



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REAR



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

HAYWARD STREET, BURY, BL8 1LX



- PERIOD MID TERRACE
- 2 RECEPTION ROOMS
- SEPARATE KITCHEN
- 2 DOUBLE BEDROOMS
- CONTEMPORARY BATHROOM
- GAS C.H AND D.GLAZING
- HALLWAY ENTRANCE
- NO VENDOR CHAIN



£109,950

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Well proportioned garden fronted period terrace located in the popular Elton area of Bury between Walshaw Road and Tottington Road conveniently placed for access to Bury town centre. The property is well presented with attractive décor, modern kitchen and a new bathroom created with some revision to the original layout on the first floor, gas centrally heated and double glazed and offers accommodation comprising; VESTIBULE, ENTRANCE HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS AND A BATHROOM. Ideal first time buy or buy to let property sold with NO CHAIN.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Front elevation external front door and inner door opening to the hall.

Entrance Hall: Entry to the lounge and dining room with separate stairs inbetween, central heating radiator.

Lounge: 12' 2" x 10' 9" (3.71m x 3.27m) Front elevation window, fireplace with gas fire, central heating radiator.

Separate Stairs:

Dining Room: 13' 9" x 13' 8" (4.19m x 4.16m) Rear elevation window, central heating radiator, understairs cupboard.

Fitted Kitchen: 11' 5" x 6' 4" (3.48m x 1.93m) Range of wall and base units with contrasting worktops, inset single drainer sink, space and plumbed for appliances, wall mounted VAILLANT combination style gas central heating boiler, tiled floor, tiled walls, rear elevation window, side entrance door.

First Floor Landing: Entry to the bedrooms and bathroom which is raised above floor level with stairs access.

Master Bedroom: 14' 4" x 11' 3" (4.37m x 3.43m) Front elevation window, central heating radiator.

Bedroom 2: 13' 7" x 9' 7" (4.14m x 2.92m) Rear elevation window, central heating radiator.

Bathroom: 7' 9" x 7' 5" (2.36m x 2.26m) Newly installed summer 2016, contemporary style with a white suite comprising; panelled bath, pedestal wash basin and a low flush wc. Tiling to complement, skylight window.

Externally: Garden fronted, enclosed rear yard with shed, paving and gate access to ginnel.

Price: £109,950

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.



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN



LANDING



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 2