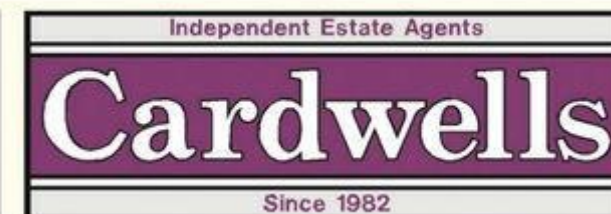
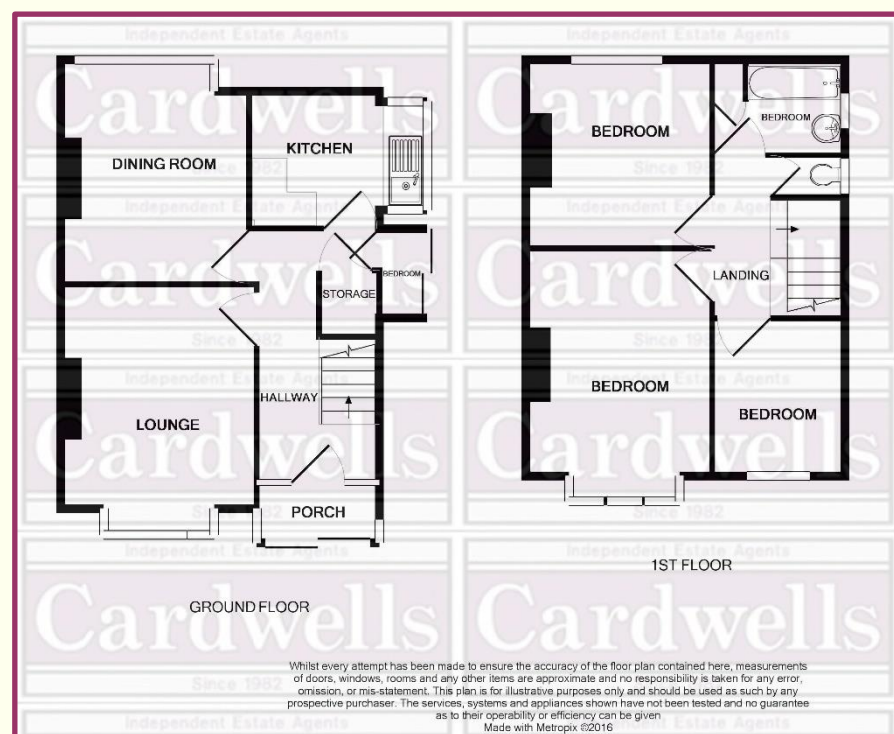




REAR



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Incorporating: Wright Dickson & Catlow, WDC Estates

FLETCHER FOLD ROAD, BURY BL9 9RX



- BAY FRONTED SEMI DET HOME
- EXCELLENT ROOM SIZES
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REQUIRES SOME MODERNISING
- LARGE FRONT & REAR GARDENS
- UPVC D.GLAZING/ GAS COMBI CH
- NO VENDOR CHAIN



O/O £150,000

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Available with No Chain is this large three bedroom semi detached property in a popular and convenient location to the south of Bury town Centre, just off Manchester Road, giving excellent access to transport links to both Bury and Manchester and within easy reach of local amenities and leisure facilities.

The accommodation, which requires some modernising, benefits from uPVC double glazing and is warmed by gas combination central heating, and briefly comprises front and rear porches, 14' entrance hall, two generous reception rooms with bay windows to the front and rear, and a kitchen. To the first floor are two large double bedrooms and an ample third bedroom, and a bathroom with separate WC, which could be combined to make a more-than-adequate family bathroom.

Cosmetically the property requires updating but with some character features retained, such as the stained glass in the front entrance door and surrounding windows, and lovely high skirting boards, this home represents an excellent opportunity to create a beautiful family home. To arrange a personal inspection call Cardwells Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch uPVC double glazed porch, tiled floor, housing gas combination central heating boiler

Entrance Hall 14' 4" x 6' 11" (4.37m x 2.11m) Wooden entrance door, with stained glass inset and surrounding stained glass windows, stairs to first floor, under stairs storage cupboard, coving, radiator

Lounge 14' 2" into bay x 11' 1" into alcove (4.31m x 3.38m) uPVC double glazed square bay window, coving, radiator

Dining Room 14' 3" into bay x 10' 9" into alcove (4.34m x 3.27m) uPVC double glazed square bay window, coving, radiator

Kitchen 10' 0" x 7' 9" (3.05m x 2.36m) Fitted units with inset sink and drainer, plumbed for automatic washing machine, space for cooker, fridge and freezer, uPVC double glazed window, radiator

Rear Porch uPVC double glazed porch, tiled floor, uPVC double glazed rear entrance door into rear of entrance hall

Landing Loft access point, uPVC double glazed window

Bedroom One 15' 0" into bay x 11' 0" into alcove (4.57m x 3.35m) uPVC double glazed square bay window, radiator

Bedroom Two 11' 9" x 10' 11" into alcove (3.58m x 3.32m) uPVC double glazed window, radiator

Bedroom Three 8' 5" x 7' 6" (2.56m x 2.28m) uPVC double glazed window, radiator

Bathroom Two piece suite comprising paneled bath with electric shower over and folding screen, and pedestal wash basin, partial wall tiling, uPVC double glazed window, radiator,

Separate WC WC, part tiled walls, uPVC double glazed window

Externally To the front is a good size lawned garden with beds stocked with a range of shrubs. A driveway for 2-3 cars extends by the side of the property to a detached garage which has power and lighting, sited in the rear garden. The private rear garden is enclosed with fencing, mainly laid to lawn with feature beds and a further range of shrubs and small trees.

Price £150,000

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



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN



KITCHEN



BEDROOM TWO



BEDROOM THREE



BATHROOM