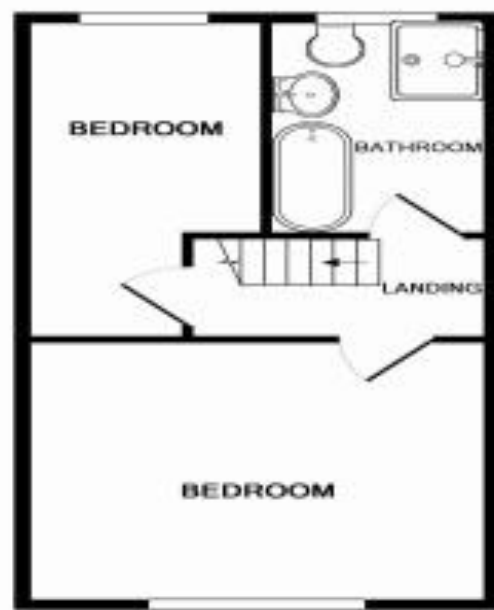


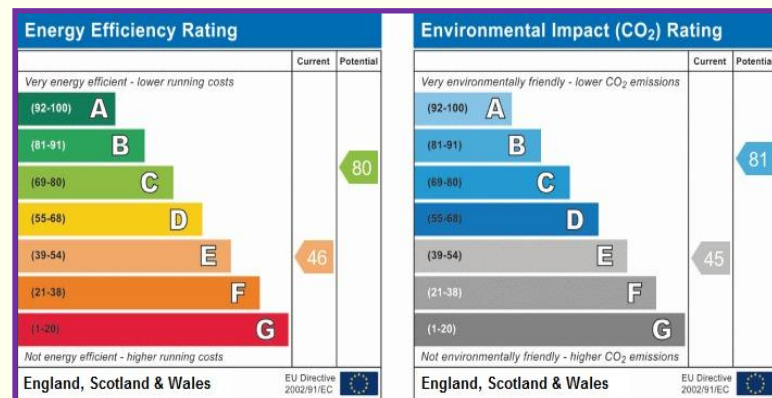


GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)

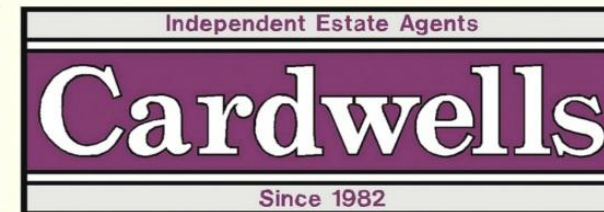


1ST FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.3 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Incorporating: Wright Dickson & Catlow, WDC Estates

POWELL STREET, BURY, BL8 2BG



- Semi detached property
- Three bedrooms
- Landing with mezzanine
- Living Room
- Fitted Kitchen
- Bathroom & Sep w.c.
- GCH & D.glazing
- Driveway and gardens



£95,000

BURY
14 Market Street, BL9 0AJ
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Email: bury@cardwells.co.uk

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BOLTON
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Email: bolton@cardwells.co.uk

WORSLEY
2 Pennyblack Court, Barton Rd, M28 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

Traditional style three bedroom semi detached property offered for sale with no onward chain. The property has the benefit of gas central heating and double glazing and includes a paved driveway frontage with entrance gates and access to a rear garden. The property is situated overlooking the Green on Powell Street, reached from Bolton Road approximately a mile from Bury town centre. The accommodation comprises in summary: Entrance hall, lounge, eat in size kitchen, bathroom and separate w.c. The first floor offers three bedroom a bathroom and separate w.c. "SOLD WITH NO CHAIN"

Directions
BL8 2BG

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Double glazed entrance door to the side, radiator, storage cupboard.

Lounge 12' 8" x 10' 0" (3.86m x 3.05m) Pebble effect electric fire, radiator, coving to ceiling, ceiling rose, double glazed window to front

Breakfast Kitchen 12' 6" x 8' 6" (3.81m x 2.59m) Range of wall and base units with complementary roll edge work surfaces and tiled splashback, breakfast bar, electric oven and gas hob with extractor hood above, plumbed for washing machine, radiator, two double glazed windows to the side.

Bathroom Suite Comprising Tiling to walls, panelled bath with mixer shower over, wash hand basin, heated towel rail, double glazed window to side, tiled flooring.

Separate W.C. Wc, tiled flooring, tiling to walls, double glazed window to side.

Landing Stairs lead to the landing with access to a mezzanine style storage area with staircase access.

Master Bedroom 11' 4" x 7' 8" (3.45m x 2.34m) Wood effect flooring, double glazed window to the side, radiator.

Bedroom 2 13' 0" x 10' 2" (3.96m x 3.10m) Double glazed window to the front, radiator.

Bedroom 3 12' 7" x 8' 2" (3.83m x 2.49m) Double glazed window to side, wood effect flooring, radiator.

External Front Garden Double gates, paved access to the rear. Rear Garden Raised sleeper borders with gravel beds, lawn, garden shed, access footpath to the side and a gated paved driveway.

Price Tag £95,000

Disclaimer This brochure is a representative 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 Cardwell's or any staff member in any way as being functional or regulation compliant. Cardwell's 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 or their surveyors findings. Any floor plan provided is for illustrative purposes only and should be used as such by any interested party.



Master Bedroom



Bathroom



Bathroom

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