

Independent Estate Agents

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**SEVERN CLOSE, BURY, BL9 6SG**



- MID TOWNHOUSE
- THREE SPACIOUS BEDROOMS
- 26FT LOUNGE DINER
- KITCHEN & BATHROOM
- PORCH AND HALL
- D.GLAZ & GCH.
- FRONT & REAR GARDENS
- NO CHAIN



## £129,950

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C.W. Pearson.

Mid townhouse offered for sale with NO CHAIN requiring some modernisation but having the benefit of gas central heating and double glazing. The property is located in a small cul de sac off Mather Road in the North Walmersley area and is an ideal starter home/investment. The deceptively spacious accommodation comprises; PORCH, ENTRANCE HALL, 26FT LOUNGE DINER, KITCHEN, FIRST FLOOR LANDING, THREE GOOD SIZE BEDROOMS AND A BATHROOM.

**Directions BL9 6SG**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch**

**Entrance Hallway** Stairs, central heating radiator.

**Lounge/Diner**

**lounge Area** 15' 0" x 10' 8" (4.57m x 3.25m) Front elevation double glazed window and lower upvc panel, radiator.

**Dining area** 11' 3" x 7' 11" (3.43m x 2.41m) Rear elevation upvc double glazed window with lower upvc panel, radiator, entrance door to the kitchen.

**First Floor Landing**

**Master bedroom** 13' 2" x 8' 8" (4.01m x 2.64m) Extending to 10'3 max. Upvc double glazed front window, radiator.

**Bedroom 2** 12' 5" x 8' 8" (3.78m x 2.64m) Extending to 10'3 max. Upvc double glazed rear elevation window, radiator.

**Bedroom 3** 7' 10" x 7' 8" (2.39m x 2.34m) Upvc double glazed front elevation window, radiator.

**Bathroom** Comprising; panelled bath, pedestal sink and a wc. Upvc double glazed rear elevation window, radiator.

**Externally** Lawned front and rear gardens.

**Price** £129,950

**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.

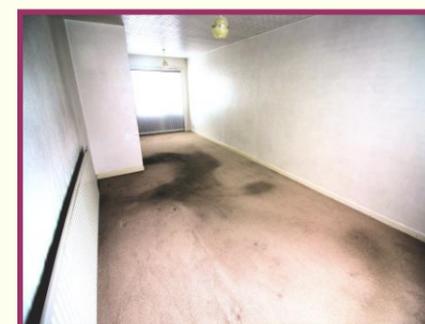
**Viewings** Viewings are strictly by appointment with Cardwells Estate Agents, Bury on 0161 761 1215. bury@cardwells.co.uk



**ENTRANCE PORCH**



**ENTRANCE HALL**



**LOUNGE**



**LANDING**



**BEDROOM 1**



**BEDROOM 2**



**BEDROOM 3**



**BATHROOM**

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