

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.



CONSERVATORY



2ND LOUNGE/BED 5



OFFICE/BED 4



G/F BATHROOM



MASTER BEDROOM



EN-SUITE



EN-SUITE



BEDROOM 2



BEDROOM 3



SHOWER ROOM



GARDEN



GARDEN



Independent Estate Agents

Cardwells

Since 1982



www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

'CLOVELLY' OWLERBARROW ROAD, WALSHAW.



- INDIVIDUAL DET RESIDENCE
- 4/5 BEDROOMS OVERALL
- VERSATILE ACCOMMODATION
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- CONSERVATORY
- IMPRESSIVE KITCHEN DINER
- DOUBLE GARAGE. GARDENS



£479,950

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

INDIVIDUAL DETACHED RESIDENCE IN A SEMI RURAL POSITION* VERSATILE ACCOMMODATION ALLOWING GREAT FLEXIBILITY*THREE BATHROOMS* LARGE MAIN LOUNGE AND SEPARATE DINING ROOM*MUST BE VIEWED
 CARDWELLS are absolutely delighted to offer for sale on behalf of our clients this outstanding family home which enjoys a semi-rural setting yet has the convenience of being well placed for access to a good range of local amenities and shops, schools, some beautiful countryside and of course within easy reach of Bury town centre. The property as advised by the vendors is FREEHOLD and stands in sizeable grounds which include a three car drive and spacious, established gardens on a private road. Viewing is absolutely essential to fully appreciate the setting and privacy afforded to the property and to gain a full appreciation of the true size of the accommodation which comprises in summary: PORCH, L-SHAPED HALL, MAIN LOUNGE, CONSERVATORY, DINING ROOM, KITCHEN-DINER, GROUND FLOOR BATHROOM, 2ND LOUNGE OR BEDROOM IF REQUIRED AND A GOOD SIZE OFFICE WHICH AGAIN CAN EASILY BE USED AS A BEDROOM. UPSTAIRS A LANDING PROVIDES EXCELLENT STORAGE AND GIVES ACCESS TO THREE LARGE BEDROOMS, ENSUITE BATHROOM AND A SHOWER ROOM. THE PROPERTY ALSO HAS A DOUBLE GARAGE. ***WE STRONGLY ADVISE A FULL INSPECTION AT YOUR EARLIEST CONVENIENCE***

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Composite double glazed entrance door, exposed brickwork, inner door to the hall.

Entrance Hall: 10' 6" x 6' 0" (3.20m x 1.83m) And 19'4 x 2'11. Stairs with spindled balustrade to first floor, double doors to the dining room, access to all further principal rooms.

Main Lounge: 26' 5" x 12' 8" (8.05m x 3.86m) Excellent size lounge, light and airy with multi aspect having central patio doors opening to the conservatory, rear elevation window, feature period fireplace surround with inset and hearth housing a living flame gas fire, two central heating radiators, ceiling cornice.

Conservatory: 20' 1" x 8' 0" (6.12m x 2.44m) Excellent size, light and airy with multi aspect having central patio doors opening to the conservatory, rear elevation window, feature period fireplace surround with inset and hearth housing a living flame gas fire, two central heating radiators, ceiling cornice.

Dining Room: 15' 10" x 10' 0" (4.82m x 3.05m) Perfectly proportioned dining room with a front elevation window, double glazed doors to the main hall, additional doorway to inner hall, central heating radiator, attractive wood flooring, personal door to the garage.

Kitchen/Diner: 18' 0" x 12' 4" (5.48m x 3.76m) max High gloss style kitchen in white with a comprehensive range of base and wall cabinets and drawers, contrasting granite worktops and upstands, one and half bowl sink with mixer tap, range style gas cooker, built in microwave, dishwasher, worktop downlighting, inset ceiling downlighters, rear elevation window and entrance door, central heating radiator.

2nd Lounge/5th Bedroom: 15' 9" x 10' 0" (4.80m x 3.05m) Side elevation window, central heating radiator, ceiling cornice.

Bedroom 4/Office 12' 2" x 10' 3" (3.71m x 3.12m) Side elevation window, central heating radiator.

Bathroom: 12' 4" x 5' 10" (3.76m x 1.78m) Spacious ground floor family bathroom with suite comprising; corner bath with shower over, pedestal wash hand basin and a low level wc. Complementary wall tiling, rear elevation window, central heating radiator.

First Floor Landing: Velux style roof window over stairs, fitted cupboards on the landing, ceiling cornice.

Master Bedroom: 19' 2" x 14' 5" (5.84m x 4.39m) (Note bedroom with entrance area extends to 29'2) Excellent size master bedroom with two side elevation windows allowing plenty of natural light to flood in, fitted wardrobes with matching drawer sets and bedside cabinets, central heating radiator, ceiling cornice.

En-suite: 11' 6" x 11' 0" (3.50m x 3.35m) Large ensuite bathroom with suite comprising; Bath with tiled surround, enclosure shower with electric shower, pedestal wash basin, bidet and a low flush wc. Complementary wall tiling, laminate wood effect flooring, central heating radiator, velux style roof window.

Bedroom 2: 19' 8" x 11' 9" (5.99m x 3.58m) MAX. Side and rear elevation velux style windows, central heating radiator, eaves storage.

Bedroom 3: 11' 8" x 11' 4" (3.55m x 3.45m) (WITH RECESS EXTENDING TO 16'4) Side elevation window, central heating radiator, complementary laminate wood effect flooring.

Shower Room: 8' 0" x 6' 0" (2.44m x 1.83m) Suite comprising; enclosure shower with electric shower, pedestal wash hand basin and a low flush wc. Complementary wall tiling, central heating radiator, velux style roof window.

Parking & Garage: Three car drive serving a double integrated style garage measuring internally 19'2 x 18'6 having up and over electric door, side door, personal internal door, side windows, wall mounted central heating boiler, hot and cold water supply.

Gardens: The property stands in a sizeable plot with a fully enclosed front garden enclosed by walling and railings with block paved footpath and established ground cover and planting. The main garden which is well sized extends to the side of the property and has a large area of lawn surrounded by an assortment of established trees and plants, two patio areas and steps up to the conservatory. Footpaths extend to the rear and opposite side of the house. **TENURE:** We are advised by the vendor the property is FREEHOLD.

Price: £479,950



GATED ENTRANCE



ENTRANCE



HALLWAY



LOUNGE



DINING ROOM



KITCHEN-DINER



KITCHEN-DINER



CONSERVATORY

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