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Incorporating: Wright Dickson & Catlow, WDC Estates

NESTON ROAD, BURY, BL8 3DB



- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- HALL AND STAIRS
- LOUNGE AND CONSERVATORY
- MODERN BREAKFAST KITCHEN
- FAMILY BATHROOM
- DRIVEWAY AND GARDENS
- NO ONWARD CHAIN



£159,950

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Semi detached property forming part of this much sought after residential development in Walshaw well placed for all the local schools and within easy reach of the centre of Tottington which has a good range of shops and amenities. The property is sold with NO CHAIN and benefits from gas central heating, double glazing and driveway parking and has a good size Conservatory added in recent years. The accommodation comprises in summary; ENTRANCE HALL AND STAIRS, LIVING ROOM, BREAKFAST KITCHEN, 12 X 12 CONSERVATORY, FIRST FLOOR LANDING, THREE BEDROOMS AND A FAMILY BATHROOM. Early viewing is advised to avoid disappointment.

Directions BL8 3DB

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Entrance door to the side, integrated cupboard and stairs.

Living Room 16' 5" x 11' 5" (5.00m x 3.48m) Panelled front elevation window, laminate flooring, radiator, gas fire with back boiler.

Kitchen/Breakfast Room 14' 6" x 8' 1" (4.42m x 2.46m) Modern range of base and wall cupboards with coordinating worktops and breakfast bar, inset sink and drainer with mixer tap, integrated hob, oven and cooker hood, space and plumbed for appliances. Complementary wall and floor tiling, radiator, rear elevation window and french doors.

Conservatory 12' 11" x 12' 9" (3.93m x 3.88m) Dwarf walling with window elevations to each side and french doors, mounted electric heater, laminate flooring, fitted blinds.

First Floor Landing Side elevation window, radiator, loft access.

Master bedroom 13' 11" x 8' 5" (4.24m x 2.56m) Front elevation window, radiator, laminate flooring.

Bedroom 2 10' 0" x 8' 5" (3.05m x 2.56m) Rear elevation window, radiator, laminate flooring.

Bedroom 3 9' 6" x 5' 10" (2.89m x 1.78m) Front elevation window, radiator, airing cupboard.

Family Bathroom Suite comprising; panelled bath with mounted electric shower over and bi-fold screen, wash basin and wc. Coordinating wall tiling, towel radiator, rear elevation window.

Externally Driveway parking, front and rear gardens.

Price £159,950

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.



LOUNGE



KITCHEN



CONSERVATORY



LANDING



MASTER BEDROOM



MASTER BEDROOM



BATHROOM



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