



FRONT ASPECT



REAR



REAR PATIO



REAR VIEW



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Incorporating: Wright Dickson & Catlow, WDC Estates

**WALSHAW ROAD, BURY, BL8 3AF**



- DELIGHTFUL PERIOD TERRACE
- COUNTRYSIDE VIEWS
- TWO SPACIOUS BEDROOMS
- LOUNGE & D'ING ROOM
- MODERN GLOSS KITCHEN
- LUXURY SIZE BATHROOM
- PATIO GARDEN. GARAGE
- GCH AND D.GLAZED



**£135,000**

**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

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson



**\*DELIGHTFUL PERIOD PROPERTY\*SPACIOUS AND WELL APPOINTED\*SEMI RURAL POSITION WITH FABULOUS VIEWS\*GARAGE RENTAL OPTION\***Viewing is most earnestly recommended in order to fully appreciate this stylish mid terrace period home which has been tastefully modernised and improved offering really good size accommodation with tall ceilings, separate well proportioned reception rooms, a contemporary style gloss white kitchen and luxury size bathroom. The property is situated only a short distance from the centre of Walshaw near Walshaw Cross and is surrounded by farmland/countryside whilst being well placed for shops and amenities in both Tottington and Bury and has the benefit of full upvc double glazing, combination gas central heating and a patio style rear yard with southerly aspect. The accommodation comprises in summary; VESTIBULE, LIVING ROOM, DINING ROOM, KITCHEN AND SEPARATE STAIRS. THE FIRST FLOOR HAS A LANDING WITH 2 USEFUL STORAGE CUPBOARDS, LARGE MASTER BEDROOM, TWIN SIZE SECOND BEDROOM AND SPACIOUS BATHROOM. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Upvc double glazed entrance door and top window to the front elevation, panel glazed internal door to the living room.

**Living Room** 14' 9" x 13' 9" (4.49m x 4.19m) A lovely room with front facing views, tall ceiling, chimney breast and fire surround with granite style inset and hearth housing an electric fire, radiator, upvc double glazed front elevation window, ceiling cornice, laminate flooring and mounted uplighters to each alcove.

**Separate Stairs** Enclosed stairs with handrail.

**Dining Room** 14' 9" x 11' 2" (4.49m x 3.40m) Open to the kitchen and having a upvc double glazed rear elevation window, tall ceiling, radiator, chimney breast, good size understairs pantry which currently houses a tumble dryer, laminate flooring.

**Kitchen** 9' 1" x 6' 10" (2.77m x 2.08m) Well appointed kitchen with a range of gloss white wall and base units with chrome style handles and coordinating laminate worktops, integrated stainless steel 4 ring gas hob, electric oven and cooker hood over, space and plumbed for appliances ie. washing machine, inset one and half bowl sink/drainер with mixer tap, complementary splashback tiling with chrome border, upvc double glazed rear elevation window and side elevation external door, floor plinth electric heater.

**First Floor Landing** 15' 3" x 4' 11" (4.64m x 1.50m) (Measured into cupboard space) Spindled balustrade to stairs, fitted laundry cupboard with additional storage cupboard over, loft access, radiator.

**Master bedroom** 15' 3" x 11' 5" (4.64m x 3.48m) Superb size master bedroom which if required could be split into two rooms, enjoying delightful elevated views looking in a north easterly direction over surrounding farmland. Two upvc double glazed front elevation windows, radiator, chimney breast.

**Bedroom 2** 14' 2" x 7' 1" (4.31m x 2.16m) Upvc double glazed rear elevation window enjoying stunning views looking towards Walshaw church/Lowercroft and beyond, radiator, laminate flooring. This room we are advised also retains the original cast iron fireplace.

**Bathroom** 11' 4" x 7' 8" (3.45m x 2.34m) Luxury size bathroom with splashback wall tiling to complement a four piece suite comprising; Corner fitted quadrant style enclosure shower with wall mounted thermostatic chrome bar shower, pedestal wash basin, pannelled bath and wc. Radiator, upvc opaque double glazed rear elevation window, inset ceiling downlighters, cupboard housing the combination central heating boiler.

**Externally** Garden frontage with part stone flagging, fully enclosed split level rear garden/patio extending to around 28ft with a southerly aspect and gated access to unadopted ginnel at the rear and access to the garage.

**Garage Rental** Rented garage with the option to renew the lease when purchasing the property at £50.00per annum.

**Price** £135,000

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**LOUNGE**



**KITCHEN**



**MASTER BEDROOM**



**BEDROOM 2**



**BATHROOM**



**BATHROOM**