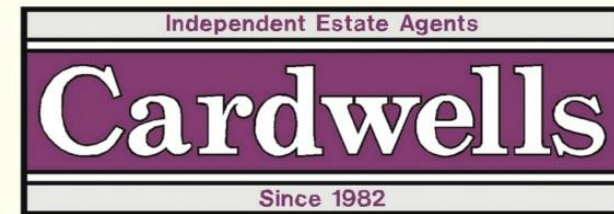




REAR GARDEN



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

HOUGHTON STREET, BURY BL9 0TA



- PERIOD MID TERRACE
- TWO SIZEABLE BEDROOMS
- WET ROOM
- TRADITIONAL HALL ENTRANCE
- LIVING ROOM
- SPACIOUS KITCHEN-DINER
- SEPARATE UTILTY
- GCH AND D.GLAZING



£99,950

BURY

14 Market Street, BL9 0AJ
Tel: 0161 761 1215
Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
Tel: 0161 773 1011
Email: whitefield@cardwells.co.uk

BOLTON

11 Institute St, Bolton, BL1 1PZ
Tel: 01204 381 281
Email: bolton@cardwells.co.uk

WORSLEY

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

Excellent opportunity to purchase a period mid terrace property bordering the town centre in a very convenient position off Manchester Road with easy access to all the town centre amenities, shops, restaurants and Metro Link Station direct to Manchester. The property retains original features, benefits from gas central heating and double glazing and has a lovely courtyard/patio garden at the rear. The accommodation comprises in summary: VESTIBULE, ENTRANCE HALL, LIVING ROOM, LARGE KITCHEN-DINER, UTILITY ROOM, FIRST FLOOR LANDING, TWO SIZEABLE BEDROOMS AND A WET ROOM. Houghton Street is off Manchester Road close to the Town Hall and Knowsley street and has residents permit parking.

Directions BL9 0TA

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Front entrance door, inner glazed door to the hall.

Entrance Hall: 9' 1" x 3' 1" (2.77m x 0.94m) Radiator, rear of hall with enclosed stairs and entry to the kitchen diner.

Living Room: 12' 6" x 12' 2" (3.81m x 3.71m) Front elevation window, radiator, ceiling cornice and rose, marble style fireplace and hearth housing a living flame gas fire.

Kitchen-Diner: 15' 9" x 12' 4" (4.80m x 3.76m) Base and wall cupboards with worktops, inset stainless steel sink with a mixer tap, integrated hob and oven, gas fire, pantry, radiator, rear elevation window, entrance to the utility room.

Utility Room: 8' 1" x 6' 10" (2.46m x 2.08m) Wall and base cupboards with worktops, space and plumbed for appliances, rear elevation window, side entrance door, radiator, wall mounted central heating boiler.

First Floor Landing: Enclosed stairs to the landing with spindled balustrade.

Master Bedroom: 15' 9" x 12' 0" (4.80m x 3.65m) Front elevation window, radiator, integrated cupboard.

Bedroom 2: 12' 9" x 9' 2" (3.88m x 2.79m) Rear elevation window, radiator.

Wet Room: 9' 2" x 6' 2" (2.79m x 1.88m) Sealed floor covering to skirting, electric shower, pedestal wash hand basin, low flush wc, tiling, radiator, rear elevation window.

Externally: Garden fronted, delightful courtyard/patio style enclosed rear yard with gate access to rear ginnel, established raised borders, trellis, outside tap.

Price: £99,950

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.



ENTRANCE HALL



KITCHEN-DINER



KITCHEN-DINER



MASTER BEDROOM



BEDROOM 2



WET ROOM



WET ROOM



REAR

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