



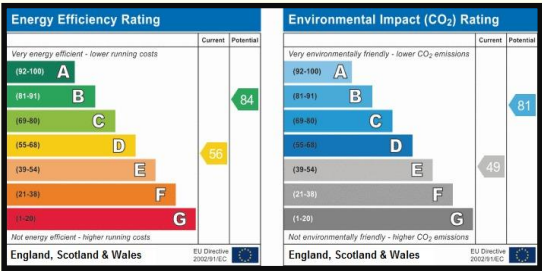
BEDROOM THREE



BATHROOM



BATHROOM



EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

MANCHESTER ROAD, BURY  
BL9 9SU



- STUNNING PERIOD SEMI
- FULLY MODERNISED
- THREE BEDROOMS
- RESHAPED LUX. BATHROOM
- FAMILY KITCHEN DINER
- HALL WITH GUEST WC
- GCH/DG/ALARMED
- DRIVEWAY GARDENS



£187,000

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t: 0161 794 3434  
e: m28@cardwells.co.uk



\*STUNNING REFURBISHED PERIOD SEMI\*BEAUTIFULLY AND IMMACULATELY PRESENTED\*REAL HIGH END FEEL THROUGHOUT\*SPACIOUS ROOMS\* NEW GUEST WC OFF THE HALL\*BRAND NEW KITCHEN, BATHROOM, GCH, D.GLAZING, ALARM SYSTEM, CARPETS, FLOOR COVERINGS, ROOFING, ELECTRICS\*MUST BE VIEWED-SHOWHOME CONDITION\* Accommodation comprises; enlarged hallway with new downstairs wc, lounge, newly created family kitchen-diner with french doors, first floor landing, three bedrooms and a fabulous reshaped family bathroom with 4piece suite. Externally driveway, 50ft rear garden newly fenced, garden store. NO CHAIN, VIEWING ESSENTIAL , BY APPOINTMENT.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall** Enlarged hall with balustraded stairs, laminate flooring, entrance door and radiator.

**Guest wc** Comprises wash basin and wc, tiled floor and side window.

**Living Room** 13' 7" x 10' 11" (4.14m x 3.32m) Bay window, radiator.

**Family Kitchen/Breakfast Room** 18' 7" x 13' 4" (5.66m x 4.06m) Max measurements. Superb opn plan room with french doors onto the rear garden, fabulous high gloss kitchen with island breakfast bar, contrasting worktops, integrated hob, oven, cooker hood, dishwasher, fridge freezer, inset sink, side window, laminate flooring, radiator inset ceiling downlighters.

**First Floor Landing** Side window.

**Master bedroom** 13' 7" x 10' 11" (4.14m x 3.32m) Bay window to front elevation, radiator.

**Bedroom 2** 13' 4" x 11' 4" (4.06m x 3.45m) Rear elevation window, radiator.

**Bedroom 3** 7' 10" x 7' 0" (2.39m x 2.13m) Front elevation window, radiator.

**Family Bathroom** 10' 3" x 6' 10" (3.12m x 2.08m) Luxury bathroom with four piece suite comprising; panelled bath, enclosure shower, vanity sink unit and wc. Complementary tiling, chrome towel radiator, inset ceiling downlighters, side and rear elevation windows, cupboard housing worcester central heating boiler.

**Externally** Driveway parking at the front extending to the side of the house, front garden with walling, sizeable approx 50ft rear garden lawned and fenced. Garden store.

**Price** £187,000

**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 DINER**



**KITCHEN DINER**



**KITCHEN DINER**



**KITCHEN DINER**



**LANDING**



**BEDROOM ONE**



**BEDROOM TWO**

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