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Incorporating: Wright Dickson & Catlow, WDC Estates

GREENBROOK CLOSE, BURY, BL9 6NS



- SEMI DETACHED BUNGALOW
- CUL DE SAC POSITION
- TWO BEDROOMS
- L-SHAPED HALL
- KITCHEN-DINER
- LOUNGE. CONSERVATORY
- DRIVE & DET. GARAGE
- GCH AND D.GLAZING



£134,950

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Semi Detached true Bungalow offered for sale with vacant possession, located in a quiet cul de sac near to Clarence Park, benefitting from gas central heating and double glazing. The property is neatly presented with well planned accommodation including a conservatory extension whilst outside having a tandem style block paved drive and a detached garage, The accommodation comprises in summary; L-shaped hallway with storage and loft access, 16ft Lounge, lean to style Conservatory, fitted Kitchen-Diner, two Bedrooms and a Bathroom with three piece suite. Low maintenance front and rear gardens with artificial lawn, block paved drive and detached Garage.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: L-shaped hallway with in built cupboard and laminate flooring.

Lounge: 16' 8" x 9' 3" (5.08m x 2.82m) Fireplace with inset and hearth housing a gas fire, sliding patio doors, radiator, laminate flooring.

Conservatory: 7' 6" x 7' 6" (2.28m x 2.28m) Lean to style conservatory with sliding patio doors.

Kitchen-Diner: 12' 6" x 8' 5" (3.81m x 2.56m) Fitted wall and base cupboards with coordinating worktops, inset sink, hob and oven, space and plumbed for appliances, side and rear windows, rear door, radiator, part tiled.

Master bedroom: 13' 2" x 9' 4" (4.01m x 2.84m) Front elevation window, fitted wardrobes with dresser and bedside units, radiator.

Bedroom 2: 8' 5" x 7' 4" (2.56m x 2.23m) Front elevation window, radiator, laminate flooring.

Bathroom: 6' 4" x 5' 5" (1.93m x 1.65m) Suite comprising panelled bath with electric shower mounted above, pedestal wash basin and a low flush wc. Complementary tiling, side elevation window, radiator.

Externally: Block paved tandem style drive serving a detached brick garage, low maintenance gardens.

Price: £134,950

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.



DRIVE & GARAGE



ENTRANCE HALL



LOUNGE



CONSERVATORY



MASTER BEDROOM



BEDROOM 2



BATHROOM



GARDEN

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