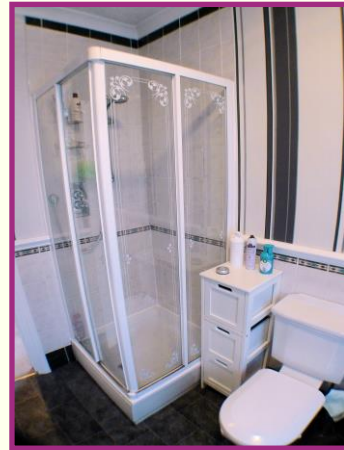




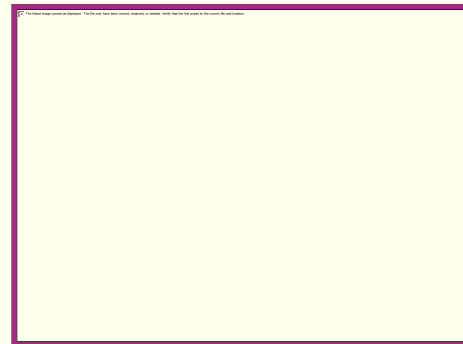
BATHROOM



BATHROOM



GARAGE & SIDE



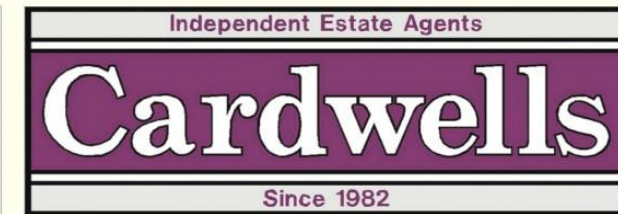
REAR GARDEN



FRONT ENTRANCE



FRONT ASPECT



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Incorporating: Wright Dickson & Catlow, WDC Estates

WALMERSLEY ROAD, BURY, BL9 6QT



- PERIOD SEMI-DET PROPERTY
- THREE SPACIOUS BEDROOMS
- 2 RECEPTION ROOMS
- WELL APPOINTED KITCHEN
- FAMILY BATHROOM
- GCH AND D.GLAZING
- GARDENS/GARAGE/PARKING
- LOVELY FRONT ASPECT



OIRO £190,000

BURY

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Fax: 0161 764 0993
Email: bury@cardwells.co.uk

MANCHESTER

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BOLTON

11 Institute St, Bolton, BL1 1PZ
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WORSLEY

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

VIEWING IS ESSENTIAL to fully appreciate this delightful period style semi detached house which occupies a prominent elevated position setback near the entrance to Mather Road with attractive views to the front, a good size garden, private parking for three cars and a detached garage. The house is immaculately presented and offers excellent living space with character features including tall ceilings and parquet flooring plus the benefit of double glazing and combi style gas central heating. The accommodation comprises in summary; porch entrance, open hallway with stairs, lounge with bay window, separate dining room to the rear and entry to a modern well appointed kitchen. The first floor has a good size landing, three generous bedrooms and a family bathroom. The property is well placed for Bury, Ramsbottom and the M66 junction at Sumerseat. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: 6' 8" x 4' 11" (2.03m x 1.50m) Entrance door with single glazed stained window, double glazed side and front windows, radiator, ceiling arch, meter cupboard.

Open Hall: 13' 10" x 5' 6" (4.21m x 1.68m) Entrance door and window with original stained/leaded glazing, open tread stairs, double glazed side window, radiator.

Lounge: 16' 3" x 13' 6" (4.95m x 4.11m) Double glazed bay window to front with ceiling arch, two radiators, parquet flooring, fireplace housing a living flame gas fire, picture rail and ceiling cornice.

Dining Room: 17' 4" x 11' 7" (5.28m x 3.53m) Maximum. Double glazed bay window to rear, parquet flooring, radiator.

Rear Vestibule off Dining Room: 6' 5" x 2' 4" (1.95m x 0.71m) Upvc style double glazed window and external door, tiled floor, fitted cupboard and shelving.

Kitchen: 14' 7" x 6' 10" (4.44m x 2.08m) Maximun. Excellent range of 'Beech' veneer style base and wall cabinets with contrasting worktops, inset one and half bowl sink with mixer tap, complementary wall tiling, space and plumbed for appliances, double glazed side and rear windows, radiator, wall mounted 'Worcester' combination style boiler, tiled flooring.

Landing: 9' 10" x 5' 11" (2.99m x 1.80m) Double glazed side window, stairs with spindled balustrade, radiator.

Master Bedroom: 13' 11" x 11' 7" (4.24m x 3.53m) PLUS DOORWAY AREA. Upvc style double glazed window to front, double fitted wardrobes to alcoves with joining top cupboards, radiator, ceiling cornice, access to loft space with light via pull down ladder.

Bedroom 2: 13' 11" x 12' 7" (4.24m x 3.83m) Twin double fitted wardrobes and floor cabinet, double glazed window to rear, radiator, ceiling cornice.

Bedroom 3: 9' 3" x 7' 6" (2.82m x 2.28m) Upvc style double glazed window to front, radiator, ceiling cornice.

Bathroom: 8' 4" x 5' 11" (2.54m x 1.80m) Well appointed with a white suite comprising; corner fitted enclosure shower with separate recessed hot and cold shower taps and showerhead, fully tiled, bath with tiled panel, period style pedestal wash basin, wc, complementary tiling to dado rail, double glazed window to rear, radiator, ceiling cornice.

Externally: Tiered front garden with original walling and pillars, established borders/flowerbeds, footpath and steps to main entrance, hardstanding footpath at the side of the house, outside tap, sizeable established garden to the rear being fully enclosed and mostly lawned with complementary borders and flowerbeds, garden shed, detached garage with parking space to the side, two additional parking spaces to the rear access to which is gained from Limefield Brow.

Price: OIRO £190,000

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

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



PORCH



OPEN HALL



LOUNGE



DINING ROOM



KITCHEN



BEDROOM 1



BEDROOM 2