



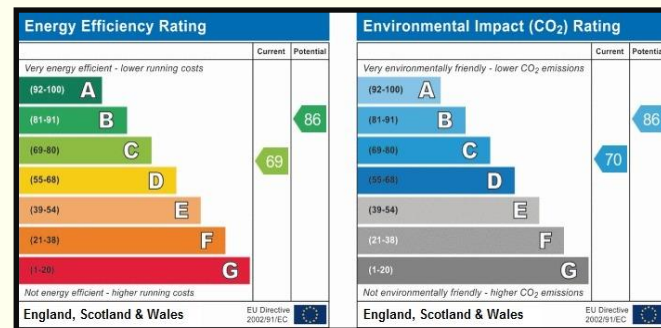
GARAGE STORE



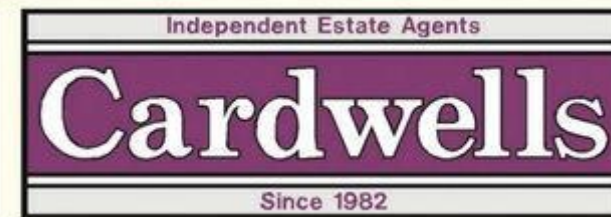
REAR GARDEN



REAR GARDEN



EPC



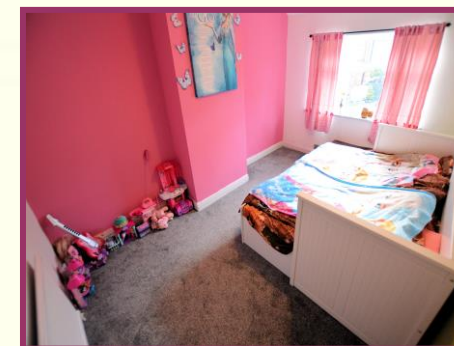
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Incorporating: Wright Dickson & Catlow, WDC Estates

PATTERDALE DRIVE, BURY, BL9 9PZ



- SEMI DETACHED PROPERTY
- MODERNISED INTERIOR
- THREE BEDROOMS
- LOVELY NEW BATHROOM
- LIVING ROOM
- DINING KITCHEN
- D.GLAZING, COMBI GCH.
- NO VENDOR CHAIN



O/O £130,000

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A stylish, recently modernised mature three bedroom semi detached house with comi style gas central heating and double glazing. The house is located in the popular Redvales area within easy reach of the town centre and is sold with no vendor chain. Attractively presented throughout the accommodation comprises in summary; ENTRANCE HALL, LIVING ROOM, KITCHEN-DINER, FIRST FLOOR LANDING, THREE BEDROOMS AND A STYLISH ULTRA MODERN BATHROOM. OUTSIDE ARE GARDENS, SHARED DRIVEWAY AND A DETACHED GARAGE/STORE SITED WITHIN THE REAR GARDEN. No vendor chain.

Directions BL9 9PZ

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: Entrance door, side window and stairs. Laminate flooring.

Living Room: 12' 9" x 12' 5" (3.88m x 3.78m) Front elevation window, laminate flooring, feature chimneybreast tiling, vertical radiator.

Kitchen-Diner: 15' 7" x 8' 10" (4.75m x 2.69m) The kitchen has fitted base and wall cupboards and worktops, inset sink with mixer tap, space and plumbed for appliances, rear elevation window, complementary wall tiling, understairs storage space. The dining area has sliding patio doors opening to the rear garden and a vertical radiator. Laminate flooring throughout.

First Floor Landing: Spindled balustrade to stairs, side window.

Bedroom 1: 12' 9" x 9' 0" (3.88m x 2.74m) Front elevation window, radiator.

Bedroom 2: 9' 3" x 8' 11" (2.82m x 2.72m) Rear elevation window, radiator, cupboard housing Vaillant combi central heating boiler.

Bedroom 3: 9' 1" x 6' 3" (2.77m x 1.90m) Front elevation window, radiator.

Bathroom: Superb newly fitted contemporary style bathroom with a white suite comprising; panelled bath with chrome shower unit, pedestal wash basin and a low level wc. Coordinating ceramic wall tiling, chrome towel radiator, rear elevation window.

Outside: Garden to front with artificial grass and boundary walling, shared gates and driveway between neighbouring property. Extensive size rear garden with patio, lawn and bark covered area to rear, enclosed by fencing, garage store with up and over door.

Price: £130,000

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.



FRONT GARDEN



LOUNGE



DINING KITCHEN



DINING KITCHEN



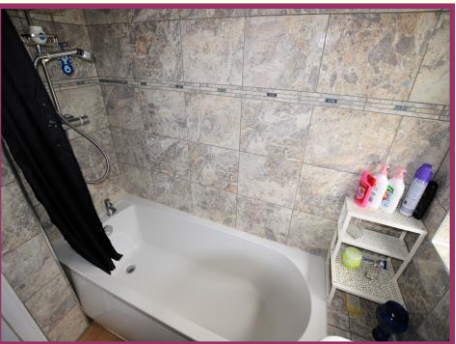
LANDING



BEDROOM 2



BEDROOM 3



BATHROOM