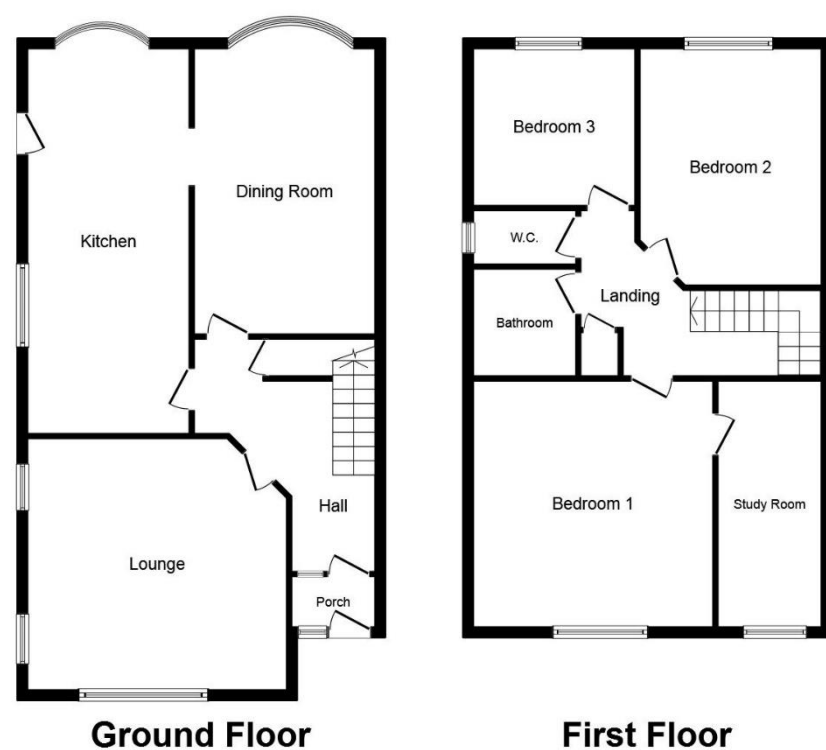


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This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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BRIARFIELD ROAD, WORSLEY, M28 1GQ



- 3 BED SEMI DETACHED HOUSE
- NO CHAIN INVOLVED
- SPACIOUS ACCOMMODATION
- SOME UPDATING REQUIRED
- SOUGHT AFTER VILLAGE LOCATION
- 2 REC ROOMS, KIT BREAKFAST ROOM
- LOVELY GARDENS, GARAGE
- EXCELLENT POTENTIAL



Offers in the Region Of £350,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

Cardwells are pleased to offer for sale this spacious three-bedroom semi-detached house, situated within a desirable cul-de-sac location within the heart of Worsley village. The property is at the bottom of the cul-de-sac and not directly overlooked, with a delightful mature garden to the rear. This family size house has NO CHAIN INVOLVED and offers great potential. Briarfield Road is close to the Marriot Golf and country Club, Worsley old hall, A580 (East Lancashire Road) Roe Green and good schools. Viewing is highly recommended through Cardwells 01204 381281 bolton@cardwells.co.uk The spacious accommodation briefly comprises: Vestibule, entrance hall, lounge, dining room and a kitchen breakfast room. Upstairs there are three good size bedrooms, study room a bathroom and a separate WC. Outside there are lovely mature gardens to the front and rear. A block paved driveway provides ample parking, which leads to a detached garage. The property benefits from double glazing where stated and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Quarry tiled floor

Entrance Hall Radiator, staircase to landing, built in understairs storage cupboard.

Lounge 14' 8" x 12' 4" (4.47m x 3.76m) 3 x uPVC lighted light windows, radiators

Kitchen/Breakfast Room 17' 1" x 8' 7" (5.20m x 2.61m) 2x uPVC double glazed windows, rear and side aspect, Fitted wooden fronted wall and base units with complimentary work surfaces, built in oven and grill, inset 4 ring electric hob, extractor hood above, inset single bowl single drainer stainless steel sink unit, space for a washing machine and fridge.

Rear Vestibule: Quarry tiled floor, uPVC double glazed door leading out onto the rear garden.

Dining Room 11' 0" x 10' 11" (3.35m x 3.32m) uPVC double glazed window rear aspect, radiator.

Landing Built in airing cupboard, doors lead to bedrooms.

Bedroom 1 14' 9" x 11' 6" (4.49m x 3.50m) uPVC double glazed windows front aspect, fitted wardrobes, cupboards and a dressing table unit, radiator.

Bedroom 2 11' 0" x 11' 0" (3.35m x 3.35m) uPVC double glazed window rear aspect, radiator.

Bedroom 3 8' 1" x 8' 8" (2.46m x 2.64m) uPVC double glazed window rear aspect, fitted wardrobes, radiator, access to the loft.

Study 7' 0" x 6' 8" (2.13m x 2.03m) at widest point Leaded light window front aspect, built in storage cupboard.

Family Bathroom 5' 5" x 6' 4" (1.65m x 1.93m) uPVC frosted double glazed window side aspect, panel enclosed bath, shower above, wash basin, tiled floor, part tiled to the walls, heated towel rail.

W.C uPVC frosted double glazed window side aspect, low level w.c, tiled floor, part tiled to walls.

Outside Front there is a block paved driveway leading to a garage. There is a garden which is mainly laid to lawn with floral and plant displays. Rear -There is a delightful enclosed garden which is well stocked and mature. The majority of the garden is laid to lawn, with mature trees aside. there is a paved patio, a greenhouse and a feature pond.

Viewings: Viewings are by advanced appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk

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

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.

