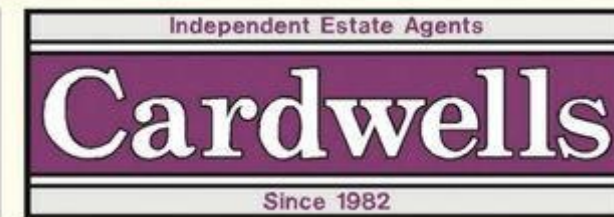




FRONT GARDEN



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

FOURTH AVENUE, BURY, BL9 7RH



- EXTENDED GARDEN TERRACE
- SPACE FOR GARAGE
- 60FT REAR GARDEN
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN/DINER
- BATHROOM, GCH & DG
- NO VENDOR CHAIN



£134,950

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DELIGHTFUL PERIOD PROPERTY* LARGE FRONT AND REAR GARDENS* SPACE FOR GARAGE AND OFF ROAD PARKING* STYLISH INTERIOR WITH MANY EXTRAS INCLUDING MULTI FUEL BURNER This exquisite bay fronted period terrace has been extended and tastefully appointed throughout and has the benefit of sizeable gardens particularly at the rear where there is potential to have a garage and drive. The property is well placed for access to Bury, Birtle and Fairfield Hospital and also benefits from gas central heating, multi fuel log burner in the lounge, full double glazing and is sold with NO CHAIN. The accommodation comprises in summary; ENTRANCE HALL, LOUNGE, DINING ROOM AND A KITCHEN/DINER. THE FIRST FLOOR HAS TWO DOUBLE BEDROOMS AND A BATHROOM. Viewing is highly recommended to fully appreciate the house and position.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Quality composite style front entrance door with upvc double glazed top window above, stairs, living room entrance door.

Living Room 15' 1" x 12' 8" (4.59m x 3.86m) (Max measurement into bay) Upvc double glazed bay window, open chimney breast with exposed brickwork housing 2016 installed multi fuel burner, two radiators, understairs storage cupboard. Open entry to the dining room.

Dining Room 15' 10" x 7' 8" (4.82m x 2.34m) French doors opening into the room from the kitchen, laminate flooring, radiator.

Kitchen/Diner 13' 2" x 10' 9" (4.01m x 3.27m) Eat in size kitchen with space for breakfast/dining table, upvc double glazed rear elevation windows and entrance door, gloss style fitted kitchen with a range of base/wall units and drawers with coordinating worktops, space and plumbed for appliances, part wall tiling, radiator.

First Floor Landing Loft access, radiator, spindled balustrade.

Master bedroom 15' 7" x 10' 10" (4.75m x 3.30m) (Max measurements) Spacious double room with a front elevation window, radiator, two inbuilt wardrobes plus linen cupboard.

Bedroom 2 10' 0" x 9' 8" (3.05m x 2.94m) Another double bedroom with upvc double glazed rear elevation window, radiator and fitted wardrobes and top unit.

Bathroom Tiled bathroom with suite comprising; panelled bath with thermostatic chrome bar shower mounted over, wash basin and wc, chrome towel radiator, upvc double glazed rear elevation window.

Externally Larger size lawned front garden with established planting and original boundary walling and pillar, paved footpath leading to the entrance. 55-60ft fully fenced split level rear garden with paved top patio, outside tap, lawned lower garden with established borders, garden shed with power. NB Space for garage and drive subject to any consents.

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.

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



LOUNGE



KITCHEN



BEDROOM 1



BEDROOM 2



DINING ROOM



LANDING



BEDROOM 1



BATHROOM