



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

**HOUGHTON STREET, BURY BL9 0TA**



- PERIOD MID TERRACE
- TWO SIZEABLE BEDROOMS
- WET ROOM
- TRADITIONAL HALL ENTRANCE
- LIVING ROOM
- SPACIOUS KITCHEN-DINER
- SEPARATE UTILTY
- GCH AND D.GLAZING



**£99,950**

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Excellent opportunity to purchase a period mid terrace property bordering the town centre in a very convenient position off Manchester Road with easy access to all the town centre amenities, shops, restaurants and Metro Link Station direct to Manchester. The property retains original features, benefits from gas central heating and double glazing and has a lovely courtyard/patio garden at the rear. The accommodation comprises in summary: VESTIBULE, ENTRANCE HALL, LIVING ROOM, LARGE KITCHEN-DINER, UTILITY ROOM, FIRST FLOOR LANDING, TWO SIZEABLE BEDROOMS AND A WET ROOM. Houghton Street is off Manchester Road close to the Town Hall and Knowsley street and has residents permit parking.

**Directions BL9 0TA**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Front entrance door, inner glazed door to the hall.

**Entrance Hall:** 9' 1" x 3' 1" (2.77m x 0.94m) Radiator, rear of hall with enclosed stairs and entry to the kitchen diner.

**Living Room:** 12' 6" x 12' 2" (3.81m x 3.71m) Front elevation window, radiator, ceiling cornice and rose, marble style fireplace and hearth housing a living flame gas fire.

**Kitchen-Diner:** 15' 9" x 12' 4" (4.80m x 3.76m) Base and wall cupboards with worktops, inset stainless steel sink with a mixer tap, integrated hob and oven, gas fire, pantry, radiator, rear elevation window, entrance to the utility room.

**Utility Room:** 8' 1" x 6' 10" (2.46m x 2.08m) Wall and base cupboards with worktops, space and plumbed for appliances, rear elevation window, side entrance door, radiator, wall mounted central heating boiler.

**First Floor Landing:** Enclosed stairs to the landing with spindled balustrade.

**Master Bedroom:** 15' 9" x 12' 0" (4.80m x 3.65m) Front elevation window, radiator, integrated cupboard.

**Bedroom 2:** 12' 9" x 9' 2" (3.88m x 2.79m) Rear elevation window, radiator.

**Wet Room:** 9' 2" x 6' 2" (2.79m x 1.88m) Sealed floor covering to skirting, electric shower, pedestal wash hand basin, low flush wc, tiling, radiator, rear elevation window.

**Externally:** Garden fronted, delightful courtyard/patio style enclosed rear yard with gate access to rear ginnel, established raised borders, trellis, outside tap.

**Price:** £99,950

**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.



**ENTRANCE HALL**



**KITCHEN-DINER**



**KITCHEN-DINER**



**MASTER BEDROOM**



**BEDROOM 2**



**WET ROOM**



**WET ROOM**



**REAR**

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