



Available with NO CHAIN is this three bedroom semi detached property in need of some refurbishment and set in a generous plot. Located on Rochdale Old road, Bury Town centre is under 1.5miles away, Fairfield Hospital is very close by and a regular bus route serves them. The property benefits from double glazing, gas combination central heating, has ample off road parking and a large rear garden, and briefly comprises: entrance hall, lounge, dining room and kitchen, whist to the first floor are three bedrooms and a family bathroom. Viewing is essential and by appointment with Cardwells Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Front entrance door, stairs to first floor

Lounge 14' 9" x 12' 3" (4.49m x 3.73m) Double glazed bay window, gas living flame gas fire and stone effect hearth & surround, radiator

Dining Room 17' 7" x 12' 3" (5.36m x 3.73m) Double glazed french doors to rear garden, radiator

Kitchen 10' 6" x 5' 10" (3.20m x 1.78m) Double glazed window, rang of wall and base units with complementary work surfaces, integrated double electric oven, integrated 4 ring gas hob, stainless steel sink and drainer unit, space for automatic washing machine

Landing Loft access point

Master Bedroom 13' 11" x 11' 6" (4.24m x 3.50m) Double glazed window, fitted wardrobes and dressing table, radiator

Bedroom Two 12' 2" x 10' 5" (3.71m x 3.17m) Double glazed window, built in wardrobes, radiator

Bedroom Three 9' 2" x 7' 10" (2.79m x 2.39m) Double glazed window, radiator

Bathroom 7' 11" x 5' 5" (2.41m x 1.65m) Double glazed frosted window, white three piece suite comprising: WC, pedestal wash basin and panel bath with electric shower over, built in storage cupboard, radiator

Cellar Accessed via the rear garden, comprising of two main rooms, low ceiling cellar housing gas combination central heating boiler

Externally The front of the property benefits from a block paved driveway providing ample off road parking. A path extends to the side of the property to a large split level garden, with a patio to the immediate rear of the property, and steps down to a generous lawned garden area.

Price £129,950

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



HALL



KITCHEN



BEDROOM TWO



BEDROOM THREE



BATHROOM



BATHROOM



REAR