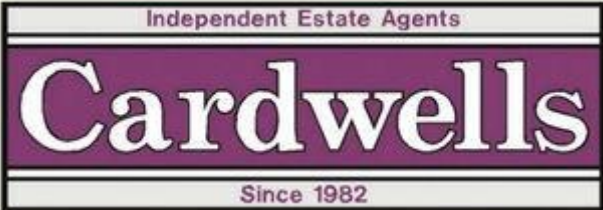


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Incorporating: Wright Dickson & Catlow, WDC Estates

WASH LANE, BURY
BL9 7DH



- ATTENTION INVESTORS
 - TWO BED TERRACE
 - IN NEED OF REFURBISHMENT
 - LOUNGE
- KITCHEN DINER
 - JACK AND JILL BATHROOM
 - GAS CENTRAL HEATING
 - MAJORITY DOUBLE GLAZING



Offers Over £55,000

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Two bed terraced property in need of refurbishment. Benefits from gas central heating, partial double glazing, and comprises: vestibule, lounge, kitchen-dining room, additional room in the rear extension, two bedrooms and a jack and jill bathroom.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 10" x 13' 10" (4.21m x 4.21m) plus bay, into alcove. uPVC double glazed entrance door, uPVC double glazed bay window to front, living flame gas fire with marble surround and hearth, radiator

Kitchen Diner 13' 10" x 9' 5" (4.21m x 2.87m) Fitted kitchen with inset stainless steel sink and drainer unit with mixer tap over, space for cooker, space for automatic washing machine, space for fridge-freezer, understairs storage cupboard, laminate flooring, uPVC double glazed rear window, wall mounted 'Worcester' gas combination central heating boiler

Additional rear room 12' 7" x 3' 11" (3.83m x 1.19m) Windows to rear yard, uPVC entrance door, gas heater, built in storage

Bedroom One 13' 11" x 13' 10" (4.24m x 4.21m) uPVC double glazed window to front, built in storage cupboard, radiator, access to Jack and Jill Bathroom

Bedroom Two 9' 7" x 9' 0" (2.92m x 2.74m) uPVC double glazed window to rear, radiator

Jack and Jill Bathroom 12' 6" x 4' 6" (3.81m x 1.37m) Three piece site comprising panel bath with electric shower over and glass screen, pedestal wash basin, WC. uPVC double glazed window to rear, tiled walls and floor, built in storage cupboard

Externally The property is elevated from the road with a garden frontage. To the rear is a small yard with gated access to the rear.

Price Offers Over £55,000

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.



BEDROOM ONE



BEDROOM TWO



BATHROOM

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