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Incorporating: Wright Dickson & Catlow, WDC Estates

ROBERT STREET, BURY, BL8 1NS



- MID TERRACE
- THREE BEDROOMS
- LIVING ROOM
- DINING ROOM
- KITCHEN WITH HOB/OVEN
- GR'ND FLOOR BATHROOM
- GCH AND D.GLAZING
- CONVENIENT LOCATION



£595 PCM

BURY

14 Market Street, BL9 0AJ
Tel: 0161 761 1215
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Email: bury@cardwells.co.uk

MANCHESTER

44 Bury Old Road, Whitefield, M45 6TL
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Email: whitefield@cardwells.co.uk

BOLTON

11 Institute St, Bolton, BL1 1PZ
Tel: 01204 381 281
Email: bolton@cardwells.co.uk

WORSLEY

2 Pennyblack Court, Barton Rd, M28 2PD
Tel: 0161 794 3434
Email: worsley@cardwells.co.uk

EXTENDED Three bedroom mid terrace property located in a popular residential position well placed for some excellent schools and within easy reach of Bury town centre. The property offers extended accommodation which has gas central heating and double glazing and comprises in summary; Living room, Dining room, kitchen, side hall and bathroom, first floor landing and entry to the three bedrooms. The property is available to rent from the 26th JUNE 2017, UNFURNISHED.

Directions BL8 1NS

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Front Entrance

lounge 14' 9" x 12' 9" (4.49m x 3.88m) Ornamental fireplace and fire, front elevation window, radiator, balustrade stairs.

Dining Room 10' 0" x 9' 0" (3.05m x 2.74m) Radiator, open entry to kitchen, access to bathroom.

kitchen 11' 9" x 7' 2" (3.58m x 2.18m) Fitted kitchen with hob, oven, inset sink and space and plumbing for appliances. Tiled floor, wall tiling, side door, rear window.

Side hall Access to bathroom.

Bathroom Comprising; panelled bath, mounted electric shower, pedestal basin and a low flush wc. Tiling, radiator, rear elevation window.

First Floor Landing

Master bedroom 10' 9" x 10' 3" (3.27m x 3.12m) Plus alcove, fitted wardrobes and drawer sets, two front elevation windows, radiator.

Bedroom 2 12' 11" x 7' 6" (3.93m x 2.28m) Rear elevation window, radiator.

Bedroom 3 9' 11" x 6' 11" (3.02m x 2.11m) Plus doorway area. Rear elevation window, radiator.

Externally Front garden, enclosed rear yard.

Rent £595pcm

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.

Important Notes The tenant set up charges associated with this property are £198.00 inclusive of VAT (£165.00 + VAT) £198 to include up to two adults. Any subsequent adults are a further £99.00 inclusive of VAT (£82.50 + VAT). This fee includes the cost of referencing which will include checking of credit status, employers and previous employers, current /past landlords and consideration of other relevant factors. The fee includes producing a tenancy agreement for a successful application.



LOUNGE



BEDROOM 2



BEDROOM 3

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