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Incorporating: Wright Dickson & Catlow. WDC Estates

### FIELDHEAD AVENUE, BURY, BL8 2NA



- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- 15' KITCHEN
- 15' DINING ROOM
- LIVING ROOM
- ENTRANCE HALL
- FAMILY BATHROOM
- GCH, D/G, GARAGE

## £159,950

#### *BURY*

14 Market Street, BL9 0AJ  
**Tel:** 0161 761 1215  
**Fax:** 0161 764 0993  
**Email:** bury@cardwells.co.uk

#### *MANCHESTER*

44 Bury Old Road, Whitefield, M45 6TL  
**Tel:** 0161 773 1011  
**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 semi detached property with front and rear gardens, driveway parking for 2/3 cars. Offered with NO CHAIN, this good size semi detached house is situated within the catchment area for a number of excellent primary schools, close to local shops and amenities and within easy reach of the town centre. The property requires some updating and comprises: Entrance hall, lounge, separate dining room, kitchen, first floor three bedrooms and a bathroom. Excellent opportunity to acquire a property in this very popular location.

**Directions:** BL8 2NA

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Stairs, radiator.

**Lounge:** 14' 1" x 11' 6" (4.29m x 3.50m) Gas fire, radiator, hardwood style double glazed window.

**Dining Room:** 15' 2" x 8' 11" (4.62m x 2.72m) Narrowing to 7'11". Double glazed rear elevation window, radiator.

**Kitchen:** 15' 0" x 8' 5" (4.57m x 2.56m) Wall and base cabinets with worktops, space and plumbed for appliances, rear entrance door, side window, radiator.

**First Floor Landing:** Side window.

**Bedroom 1:** 11' 8" x 10' 9" (3.55m x 3.27m) Double glazed window, radiator.

**Bedroom 2:** 10' 9" x 9' 2" (3.27m x 2.79m) Double glazed window, radiator.

**Bedroom 3:** 6' 11" x 6' 9" (2.11m x 2.06m) Double glazed window, radiator.

**Bathroom:** 7' 9" x 5' 5" (2.36m x 1.65m) Comprises three piece suite, shower, double glazed window, radiator.

**Externally:** Driveway parking, detached garage, front and rear gardens.

**Price:** £159,950 - NO CHAIN

**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.