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Incorporating: Wright Dickson & Catlow. WDC Estates

### BRANDLESHOLME ROAD, BURY BL8 1DJ



- SEMI DETACHED HOUSE
- THREE BEDROOMS
- 2 RECEPTION ROOMS
- KITCHEN AND BATHROOM
- GCH AND UPVC D.GLAZED
- GARAGE SERVED BY DRIVE
- GOOD SIZE REAR GARDEN
- NO CHAIN INVOLVED

## GUIDE PRICE £130,000

#### *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*

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**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

FOR SALE BY AUCTION - PUGH & CO, 12TH SEPTEMBER 2017, BARTON LOUNGE, AJ BELL STADIUM, MANCHESTER. M30 7EY, 12.00 NOON. Mature Semi –Detached property offered for sale with NO CHAIN requiring some updating, situated in the popular Brandlesholme area of Bury well placed for schools, access to the Town Centre and close to the picturesque Kirklees Trail and Burrs Country Park. The property benefits from 'Combi' style gas central heating, double glazing (Except dining room and kitchen door)), driveway parking, garage and a well sized rear garden.

The accommodation comprises; Porch, Entrance Hall, Lounge, Dining Room and Kitchen, first floor Landing, three Bedrooms and a Bathroom.

VIEWING STRICTLY BY APPOINTMENT WITH THE BURY OFFICE 0161-761-1215

**Directions:** BL8 1DJ

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Storm Porch:** Tiled floor, dwarf wall, double doors to front, side and front elevation windows.

**Entrance hall:** Hardwood style entrance door, central heating radiator, stairs with cupboard below housing the 'Combi' boiler and side elevation window.

**Lounge:** 13' 8" x 12' 2" (4.16m x 3.71m) Front elevation window, central heating radiator.

**Dining Room:** Rear elevation single glazed window with leaded lights, fireplace, central heating radiator.

**Kitchen:** 13' 0" x 6' 6" (3.96m x 1.98m) Base and wall units, stainless steel sink, space and plumbed for appliances, side and rear elevation windows, side elevation door.

**Landing:** Side elevation window, loft access.

**Bedroom 1:** 13' 2" x 10' 7" (4.01m x 3.22m) Bay window to front elevation, central heating radiator.

**Bedroom 2:** 11' 7" x 9' 10" (3.53m x 2.99m) Rear elevation window, central heating radiator, in built cylinder cupboard and wardrobe.

**Bedroom 3:** 9' 8" x 6' 5" (2.94m x 1.95m) Front elevation window, central heating radiator.

**Bathroom:** Three piece, electric shower over the bath, splashback tiling, central heating radiator, side elevation window.

**Externally:** Drive with pillared entry serving a detached garage, garden to front with original walled boundary, good size enclosed garden to the rear, lean to style garden room attached to the rear of the house.

**Price:** £130,000

**Disclaimer:** This brochure is a representative 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 Cardwell's or any staff member in any way as being functional or regulation compliant. Cardwell's 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 or their

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