



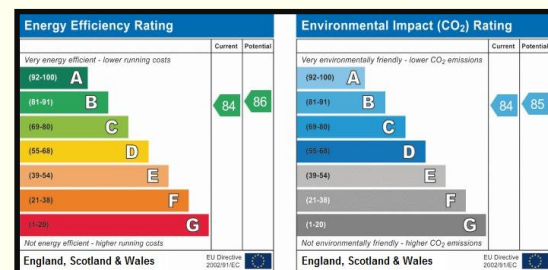
REAR GARDEN



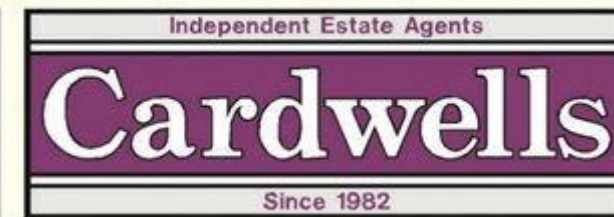
PARKING



PARKING



EPC



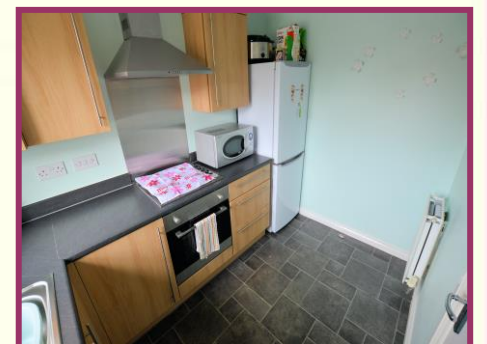
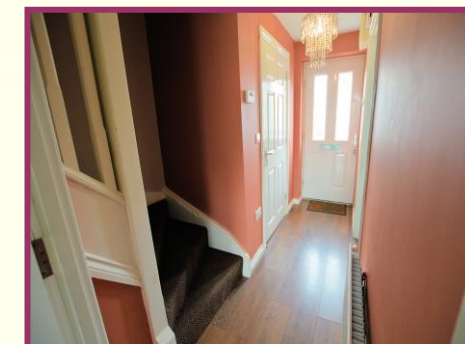
www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

**ALFRED STREET, BURY
BL9 9EQ**



- STYLISH MID TOWNHOUSE
- 3 STOREY LAYOUT
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM
- LOUNGE-DINER
- FITTED KITCHEN
- HALL WITH GUEST WC
- GCH/DG/GARDENS/PK'ING



O/O £124,950

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

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

STYLISH MODERN TOWNHOUSE*ALLOCATED PARKING SPACES AND REAR GARDEN*LARGE TOP FLOOR MASTER BEDROOM*TWO FURTHER DOUBLE BEDROOMS*VIEWING HIGHLY RECOMMENDED*NO CHAIN INVOLVED

This stylish mid style townhouse has accommodation spanning three floors and offers a superb, well planned interior with full upvc style double glazing and gas central heating. The ground floor has a hall with guest wc, fitted kitchen with integrated hob and oven and a lounge diner. The first floor has two double bedrooms and a family bathroom whilst the large master bedroom occupies the whole of the top floor. Externally there are gardens and two allocated parking spaces which join the rear garden.

WE EARNESTLY ADVISE A FULL INSPECTION IN ORDER TO APPRECIATE THE HOUSE FULLY.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 9' 11" x 3' 2" (3.02m x 0.96m) Front elevation entrance door with external canopy, radiator, laminate flooring.

Guest wc 5' 6" x 2' 10" (1.68m x 0.86m) Comprises two piece suite, splashback tiling, extractor fan, radiator, front elevation window, laminate flooring.

Lounge/Diner 13' 7" x 12' 5" (4.14m x 3.78m) Sliding patio doors opening to the rear garden, radiator, laminate flooring, storage cupboard.

Kitchen 9' 11" x 6' 8" (3.02m x 2.03m) Range of base and wall cabinets and drawers, coordinating laminate worktops, integrated gas hob, electric oven, stainless steel splashback and cooker hood, space and plumbed for appliances, complementary wall tiling, radiator, front elevation window.

First Floor Landing

Bedroom 2 13' 6" x 12' 0" (4.11m x 3.65m) L-shaped room max measurements apply. Two front elevation windows, radiator.

Bedroom 3 10' 5" x 6' 4" (3.17m x 1.93m) Rear elevation window, radiator.

Family Bathroom 9' 11" x 6' 8" (3.02m x 2.03m) Spacious family bathroom with part wall tiling to complement a three piece suite comprising; panelled bath with inset shower tap and mounted shower over, pedestal wash basin and a low flush wc. Extractor fan, rear elevation window, radiator.

Inner landing staircase Balustraded stairs to second floor master bedroom.

Master bedroom 15' 0" x 13' 6" (4.57m x 4.11m) Period style box window to the front elevation, two ceiling windows to the rear roofline, balustraded stairs, in built cylinder cupboard, radiator.

Externally Small section of garden frontage with walling, lawned and paved rear garden fenced to all sides, gated access to allocated parking spaces.

Price O/O £124,950

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.



KITCHEN



KITCHEN



BEDROOM TWO



BATHROOM



LOUNGE



BEDROOM TWO



BEDROOM THREE



MASTER BEDROOM

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