



REAR GARDEN



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Incorporating: Wright Dickson & Catlow, WDC Estates

**BOOTH WAY, BURY
BL8 3JL**



- SEMI DETACHED PROPERTY
- NO CHAIN INVOLVED
- THREE BEDROOMS
- LOUNGE OPEN TO D'AREA
- SEPARATED KITCHEN
- BATHROOM
- GCH AND D.GLAZING
- DRIVE/GARAGE/GARDENS



£150,000

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

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

Located on this ever popular residential estate in Tottington well placed for the local schools and fabulous range of amenities in the village this semi detached house is sold with NO CHAIN and occupies a lovely position at the entrance to a small cul de sac and stands in a sizeable plot with excellent garden and parking space. The house whilst requiring some updating does benefit from both upvc style double glazing and gas central heating and offers accommodation comprising; PORCH, OPEN PLAN LOUNGE, DINING AREA WITH PARTITION DIVIDER TO KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. The house does offer great potential and we strongly advise an inspection at your earliest convenience. SOLD WITH NO CHAIN.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch 6' 4" x 5' 1" (1.93m x 1.55m) Brick/stone walling with window elevations and side entrance door. Internal door to the lounge.

Lounge 14' 9" x 13' 10" (4.49m x 4.21m) Open to stairs, side and front elevation windows, mounted gas fire. Opening to dining area.

Dining area 9' 7" x 8' 1" (2.92m x 2.46m) Rear elevation window and entrance door, understairs cupboard, cylinder cupboard, central heating radiator.

Kitchen 10' 5" x 6' 6" (3.17m x 1.98m) Partitioned from the dining area with entrance door, wall and base units, single drainer sink, rear elevation window.

First Floor Landing Side elevation window, loft access.

Master bedroom 16' 0" x 8' 6" (4.87m x 2.59m) Front elevation window, central heating radiator.

Bedroom 2 8' 11" x 8' 6" (2.72m x 2.59m) Rear elevation window, central heating radiator.

Bedroom 3 11' 5" x 6' 0" (3.48m x 1.83m) Front elevation window, central heating radiator.

Bathroom 5' 11" x 5' 11" (1.80m x 1.80m) Three piece suite comprising; panelled bath, wc and wash basin. Parrrt wall tiling, chrome radiator, rear elevation window.

Externally Private driveway extending front to rear with space for 4 cars serving a detached garage. Sizeable front and rear gardens the rear extending to around 60ft with fencing, lawn and established trees and plants at the end including a mature apple tree.

Price £150,000

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.



LOUNGE



DINING ROOM



KITCHEN



LANDING



BEDROOM ONE



BEDROOM TWO



BEDROOM THREE



BATHROOM

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