

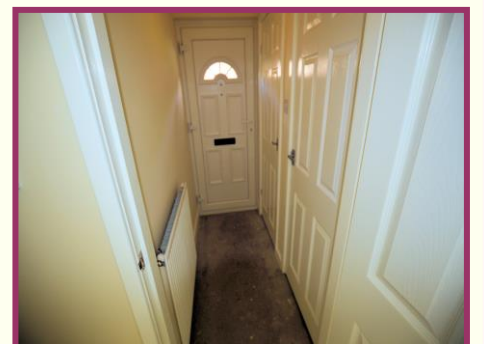


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LAKELAND CRESCENT, BURY, BL9 9SF



- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE-DINER
- FITTED KITCHEN
- SHOWER ROOM
- ENTRANCE HALL
- GAS C/H & uPVC D/G
- DRIVE & GARDENS



£129,950

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

**LETTINGS & MANAGEMENT**

E: lettings@cardwells.co.uk

T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

A refurbished two bedroom semi detached bungalow offered with NO CHAIN, located on a residential development off Manchester Road within approximately half a mile of the town centre. The property stands in a plot with a driveway, established front and rear gardens and benefits from uPVC double glazing and gas central heating. The accommodation comprises in summary: lounge/diner, fitted kitchen, inner hallway with entry to the two bedrooms and shower room. Viewing by appointment with Bury Office.

**Directions BL9 9SF**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall:** Side external door, cupboard housing gas central heating boiler, radiator.

**Lounge:** 15' 9" x 10' 4" (4.80m x 3.15m) Front elevation window, central heating radiator.

**Kitchen:** 8' 2" x 5' 11" (2.49m x 1.80m) Gloss white wall & base cabinets with contrasting worktops, inset single drainer sink, space for appliances, steel cooker hood, part tiled walls, front elevation window.

**Inner Hall to:** Bedrooms & shower room.

**Bedroom 1:** 13' 4" x 9' 1" (4.06m x 2.77m) Rear elevation window, central heating radiator.

**Bedroom 2:** 9' 6" x 7' 1" (2.89m x 2.16m) Rear elevation window, central heating radiator.

**Shower Room:** Comprising corner fitted enclosure shower with wall mounted electric shower, pedestal wash basin and a low flush wc. Side elevation window, central heating radiator.

**Externally;** Single vehicle driveway, front & rear gardens, side footpath, outside tap, shed.

**Price:** £129,950

**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



**MASTER BEDROOM**



**BEDROOM 2**



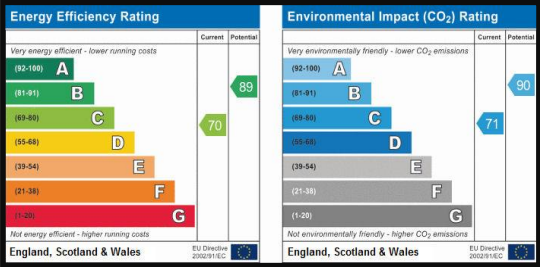
**SIDE AREA**



**SHOWER ROOM**



**REAR GARDEN**



**EPC**

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