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CALDER CLOSE, BURY, BL9 6SW



- Location, Location, Location
- 3 Bedroomed Detached
- Superb Location with Views
- Sizeable Garden Room to Rear
- Requires Some Modernisation
- Potential to Extend STPP
- No Onward Chain Delay
- Early Viewing is Strongly Advised



OIRO £339,995

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Location, location, location ! This three bedroom detached family home is located in one of the more sought-after areas and enjoys rare and magnificent views to the rear making it an ideal purchase for those wishing to personalise and potentially extend to create their forever home. The accommodation would benefit from modernisation but briefly comprises. Entrance porch, hall, open plan lounge/dining room, fitted kitchen and magnificent garden room enjoying superb views to the rear. The first floor currently has three bedrooms and a recently fitted shower room. There is an attached garage accessed by the kitchen which could easily be converted to further accommodation if required together with scope to extend subject to the relevant planning permissions being obtained. The current owner has enjoyed living here for many years but now feels it's time to downsize and let a new family enjoy this beautiful home. This is a rare opportunity to buy a property with such potential in this location and early viewing is therefore advised which initially should be via the virtual viewing video and then in person accompanied by a member of our Bury team.

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Glazed door leading into the porch with tiled floor and glazed door leading into the hall.

**Hall** Stairs leading off to the first floor landing. Radiator.

**Guest Cloakroom** Double glazed window to the front elevation. Two piece suite comprising wash hand basin and close coupled WC.

**Open Plan Lounge/Diner** 24' 6" x 11' 8" (7.47m x 3.55m) Maximum measurements. Double glazed bay window to the front elevation with twin glazed doors to the rear leading to the garden room. Electric fire. Radiator.

**Kitchen** 17' 7" x 9' 8" (5.37m x 2.95m) Double glazed window and door to the rear elevation leading into the garden room. Range of base units with complimentary worksurfaces and matching wall mounted cabinets. Inset 1 1/2 bowl sink and drainer. Four burner gas hob with electric double oven. Wooden floor. Space for fridge freezer. Built-in storage. Door leading through to the garage.

**Garden Room** 24' 7" x 9' 3" (7.49m x 2.82m) Windows to 3 sides and twin glazed doors to the rear providing access to the garden and enjoying magnificent countryside views.

**First Floor Landing** Stairs leading off the hall to the first floor landing. Loft access. Glazed window to the side elevation.

**Bedroom 1** 11' 9" x 10' 8" (3.59m x 3.25m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 11' 9" x 10' 11" (3.57m x 3.32m) Double glazed window to the rear elevation enjoying the magnificent views. Built-in wardrobes. Radiator.

**Bedroom 3** 7' 11" x 6' 8" (2.41m x 2.03m) Double glazed window to the front elevation. Radiator.

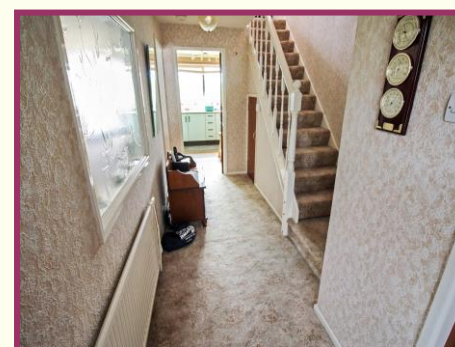
**Shower Room** Double glazed window to the rear elevation. Modern three piece suite comprising corner shower cubicle, Vanity sink unit and WC. Chrome heated towel rail.

**Externally** The front of the property has driveway parking leading to the attached garage and past neat lawns with mature shrub borders. The rear has a magnificent garden with views with paved path leading around the lawn through mature shrub borders. A truly beautiful place to sit, relax and enjoy.

**Price** OIRO £339,995

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@cardwells.co.uk

**Disclaimer** This brochure and the 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 information provided, 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 only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.



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