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FIELDHEAD AVENUE, BURY, BL8 2LZ



- Sizeable Semi Detached
- Three Bedrooms (Two Fitted)
- Fitted Kitchen-Diner
- Modern Three Piece Bathroom
- Gas C/H & Double Glazing
- Good Size Gardens
- Sought after Location
- No Onward Chain Delay



O/O £250,000

BOLTON

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LETTINGS & MANAGEMENT

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BURY

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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.

This sizeable semi detached is located in the highly regarded Seddons Farm area and is one of the earlier, larger constructions. Sited on a good size plot with nice garden to the front and rear the three bedroomed accommodation is well presented and briefly comprises entrance hall, lounge, open plan dining kitchen, three bedrooms two of which have fitted wardrobes, and a modern three-piece bathroom. Properties of this standard and in this location are selling quickly and early viewing is advised, which in the first instance should be via our virtual viewing video and then in person but through our Bury office.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 12' 3" x 5' 11" (3.73m x 1.81m) Double glazed door to the front elevation leading into the hall. Stairs leading off with glazed balustrade. Understairs storage. Meter cupboard. Radiator.

Lounge 13' 1" x 11' 5" (3.98m x 3.49m) Double glazed window to the front elevation. Wall mounted gas fire in marble surround. Radiator.

Landing Double glazed window to the side elevation. Glazed stair panel. Loft access with pulldown ladder leading to boarded roof space.

Bedroom 1 10' 10" x 9' 1" (3.30m x 2.76m) Double glazed window to the front elevation. Range of fitted wardrobes. Radiator.

Bedroom 2 9' 11" x 9' 1" (3.02m x 2.76m) Double glazed window to the rear elevation enjoying distant views. Store cupboard. Fitted wardrobes. Radiator.

Bedroom 3 7' 1" x 6' 11" (2.16m x 2.12m) Double glazed window to the rear elevation. Store cupboard. Radiator.

Bathroom Double glazed window to the front elevation. Three piece suite comprising 'P' shaped Jacuzzi shower bath with screen over, pedestal wash hand basin and dual flush WC. Chrome heated towel rail. Tiled elevations. Radiator.

Externally The front of the property has a good sized garden area laid mainly to lawn with shrub borders and paved driveway leading around the side and on to the detached garage. The rear has a very good sized garden area which narrows to the rear but comprises paved patio seating area and lawn with shrub borders. Fence enclosed.

Price O/O £250,000

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. 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)

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

