



**SHEPHERD STREET, GREENMOUNT, BL8 4BS**



- Mid Terraced Cottage
- Three Bedrooms
- Lounge & Sizable Dining Kitchen
- Requires Modernisation
- Four Piece Bathroom Suite
- On Onward Chain Delay
- Beautiful Views to Front/Rear
- Highly Sought After Location



**AUCTION GUIDE PRICE £225,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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OFFERED FOR SALE VIA PUGH & CO AUCTION is this three bedroom terraced cottage requires some updating but is located in a superb and highly sought-after area within Greenmount and offers the unique opportunity to purchase and create a home to your own style and taste. The accommodation requires modernisation and currently comprises entrance hallway, lounge, good sized dining kitchen, three bedrooms and a four piece bathroom. Externally the property is located down a quiet country road with lovely countryside views to the front and the magnificent garden to the rear with detached garage/workshop and a detached garden room also. Properties in this location a few and far between and early viewing is therefore advised to avoid disappointment. A personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Hall** Glazed wooden door to the front elevation leading into the hall. Radiator.

**Lounge** 13' 5" x 13' 1" (4.1m x 4.0m) Double glazed window to the front elevation. Radiators. Beams to the ceiling.

**Kitchen/Diner** 16' 9" x 13' 1" (5.1m x 4.0m) Plus 2.8m x 1.0m. Double glazed window to the rear elevation. Stable door to the rear. Wooden base unit with complementary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for fridge and freezer. Electric cooker. Central heating boiler. Opens onto the dining area. Stairs lead off to the first floor landing.

**First Floor Landing** Good sized landing area with loft access.

**Bedroom 1** 13' 5" x 13' 1" (4.1m x 4.0m) Double glazed window to the front elevation. Radiator. Lovely views.

**Bedroom 2** 12' 10" x 9' 10" (3.9m x 3.0m) Double glazed window to the rear elevation enjoying lovely views over the garden. Radiator.

**Bedroom 3** 10' 2" x 5' 11" (3.1m x 1.8m) Double glazed windows over the front to the front elevation. Magnificent views. Radiator.

**Bathroom** Double glazed window to the rear elevation. Four piece suite comprising shower, bath, WC and pedestal wash hand basin. Radiator.

**Externally** The front of the property enjoys a garden with mature shrubs and lovely countryside views, whilst the rear is of a particularly good size having a mature garden with various sections including a garage/workshop with electric remote door and wood storage shed beyond. Central to the garden is a detached garden room detached sited to make the most of the beautiful views.

**Price** Guide Price £225,000

**Tenure** Awaiting further details.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £1,842 (at the time of writing).

**Viewing** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

