



- Superb Two Bedroomed Terraced
- Stunning Kitchen-Diner
- Well Presented Throughout
- Vailant Gas Combi C/H Boiler
- uPVC Windows Throughout
- Large 3 Piece White Bathroom
- Enclosed Easy Maintenance Garden



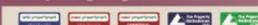
**£175,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A traditional style brick terrace complete with a beautiful professionally fitted kitchen and two sizable bedrooms. This property may make an excellent first home or buy to let investment. Situated just off Gigg Lane and Manchester Road in Bury the location is fantastic with excellent every day amenities including: popular schools, shops, restaurants, Bury town centre and superb transport links to Manchester airport and Manchester city centre all within easy reach. The accommodation briefly comprises; entrance vestibule, lounge with feature fireplace and integrated alcove shelving, stylish professionally fitted kitchen designed to incorporate corner walk in storage / utility space, and understairs storage room, first floor spacious galleried landing, two good bedrooms both with fitted wardrobes and a three piece bathroom suite. There is also a recently installed loft hatch with ladder and boards. There are garden areas to the front and the rear, with a plot that extends to around 0.03 of an acre. The property benefits from UPVC double glazing, gas combination central heating and must be seen to be fully appreciated. Viewing is highly recommended to appreciate all that is on offer. Personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Entrance Vestibule** 4' 4" x 3' 3" (1.33m x 1.00m) Quality entrance door with UPVC window above.

**Living Room** 14' 5" x 13' 5" (4.391m x 4.089m) uPVC window to the front with fitted blinds, feature fireplace with electric fire, Built in shelving and storage to alcoves. radiator, meter cupboard.

**Kitchen/Diner** 14' 5" x 13' 10" (4.387m x 4.213m) A high specification professionally fitted kitchen with an extensive range of matching: drawers, base and wall cabinets there is a thoughtfully designed walk-in storage/utility area which leads to the under stairs storage space. Vailant gas combination central heating boiler is enclosed within a matching cabinet, oven/grill, gas hob with matching extractor over, stylish black scratch resistant sink and drainer with mixer tap over, large uPVC window, quality flooring, uPVC door to the rear garden.

**First Floor Landing** 14' 5" x 5' 7" (4.391m x 1.710m) Gallery style landing, neutrally decorated with loft access point having pull down ladder leading to a part boarded loft for storage.

**Master bedroom** 14' 4" x 10' 6" (4.378m x 3.19m) Large uPVC window to the front with fitted blinds, Luxurious carpeting, walnut tall triple fitted wardrobes, feature wallpaper to one wall. Radiator.

**Bedroom 2** 11' 2" x 9' 7" (3.394m x 2.918m) A sizeable second bedroom complete with fitted wardrobes, uPVC window overlooking the rear garden with fitted blinds, radiator.

**Bathroom** 10' 11" x 4' 6" (3.317m x 1.366m) A white three-piece bathroom suite comprising: pedestal wash handbasin, dual flush WC and bath with shower over, uPVC window to the rear, heated towel rail, ceramic wall tiling.

**Front garden** The front garden is designed for easy maintenance being paved with a feature central small tree.

**Rear Garden** The rear garden is fully enclosed and his flagged in an Indian paving style, there are well-stocked flower beds and external lighting.

**Conservation Area** We understand that the property is not in a conservation area.

**Council Tax** We understand that the property is in council tax band A with an approximate annual price of £1381.77.

**Flood Risk** The area is classed as having a very low risk of flooding.

**Plot Size** The overall plot size is around 0.03 of an acre

**Viewings** 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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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