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CASTLE HILL ROAD, BURY, BL9 7RW



- End Terrace Property
- Corner Plot Position
- Three Bedrooms
- Two Reception Rooms
- Requires Modernisation
- Gas C.H & D. Glazing
- Garage and Driveway
- Sizeable Side Garden



Offers in the region of £170,000

**BOLTON**

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**LETTINGS & MANAGEMENT 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 three bedroom end terrace is well located for Fairfield Hospital, Bury town centre and the major motorway and rail networks whilst having lovely open countryside views and walks on the doorstep. Requiring some modernisation and having the distinct advantage of additional land to the side, this property could be extended and personalised to the new owners taste and requirements, subject to the relevant permissions. The current owners actually built this row of houses and chose this one for themselves. The accommodation has gas central heating, double glazing and briefly comprises; porch, hall, lounge, dining room, kitchen, three bedrooms, three piece bathroom and separate w.c.. Externally the property enjoys a particularly pleasant view and has gardens to three sides with garage and driveway. Offered with No Onward Chain Delay

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

**Entrance Porch** Twin double glazed doors to the front elevation leading into the porch with tiled floor and glazed door leading into the hall.

**Entrance Hall** 13' 0" x 6' 11" (3.96m x 2.11m) Stairs leading off to 1st floor landing. Under stairs store.

**Lounge** 11' 10" x 11' 8" (3.60m x 3.55m) Double glazed Bay window to the front elevation. Radiator. Electric fire.

**Dining Room** 12' 0" x 12' 0" (3.66m x 3.66m) Double glazed window to the rear elevation. Wall mounted fire. Radiator.

**Kitchen** 9' 2" x 6' 11" (2.79m x 2.12m) Double glazed window and door to the rear elevation. Range of base and wall units with contrasting worksurfaces. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Central heating boiler. Part tiled elevations.

**First Floor Landing** Loft access. Double glazed window to the side elevation.

**Bedroom One** 10' 0" x 9' 11" (3.04m x 3.03m) Double glazed window to the front elevation. Radiator. Views over countryside

**Bedroom Two** 12' 0" x 9' 11" (3.65m x 3.03m) Double glazed window to the rear elevation. Radiator. Built in wardrobes.

**Bedroom Three** 8' 11" x 6' 0" (2.73m x 1.82m) Double glazed window to the front elevation. Radiator.

**Bathroom** Double glazed window to the rear elevation. Three piece coloured suite comprising shower cubicle with electric shower, bath, pedestal wash hand basin. Part tiled elevations.

**Separate WC** Double glazed window to the rear elevation. Close coupled W.C..

**Externally** The front of the property has a low wall enclosed garden area with path leading to the front door and also to the side. The side of the property has an enclosed garden area but also additional grounds beyond. The rear has an enclosed courtyard with access to the garage and gate to the side garden.

**Garage** 14' 5" x 8' 2" (4.4m x 2.5m) Up and over door. Pedestrian door to the rear.

**Price** £170,000

**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. 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**

