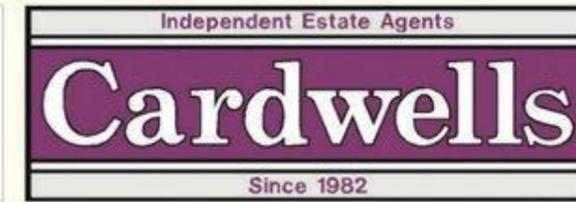




**REAR GARDEN**



[www.cardwells.co.uk](http://www.cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**TALBOT GROVE, BURY  
BL9 6PH**



- PERIOD SEMI DETACHED
- THREE BEDROOMS
- 2 SPACIOUS RECPTIONS
- FITTED KITCHEN & BATHROOM
- PORCH & ENTRANCE HALL
- 85FT PLUS REAR GARDEN
- OFF ROAD PARKING
- NO CHAIN INVOLVED



**Offers Over £160,000**

**CARDWELLS BOLTON**  
11 Institute Street BL1 1PZ  
t: 01204 381 281  
e: bolton@cardwells.co.uk

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14 market Street BL9 0AJ  
t: 0161 761 1215  
e: bury@cardwells.co.uk

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t: 0161 773 1011  
e: whitefield@cardwells.co.uk

**CARDWELLS M28**  
6 Memorial Rd M28 3AQ  
t: 0161 794 3434  
e: m28@cardwells.co.uk

Cardwells Estate Agents are delighted to offer for sale this spacious semi detached period property with a large garden at the rear, driveway parking, gas central heating and double glazing. The property is well placed for local schools, shops/amenities and access to open countryside and within easy commuting distance to Bury. The house offers the classic period style layout with 2 spacious reception rooms, traditional hallway and three good size bedrooms, 2 doubles and a single third bedroom. A real feature of the house is the 85ft (approx) rear garden which offers enormous potential for extending the house subject to any necessary consents, but also provides great outdoor space. The property does require some updating/decoration in parts but really does have excellent living space which comprises in summary; PORCH, ENTRANCE HALLWAY, LOUNGE WITH BAY WINDOW, SEPARATE DINING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS INCLUDING 2 SPACIOUS DOUBLES AND A FAMILY BATHROOM. Viewing is highly recommended.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Porch** Double doors opening at the front, dwarf walling, windows to side and front, tiled floor.

**Entrance Hall** Glazed entrance door, window, balustraded stairs, radiator.

**Lounge** 13' 6" x 11' 10" (4.11m x 3.60m) Bay window to the front, fireplace with gas fire, radiator.

**Dining Room** 13' 2" x 12' 0" (4.01m x 3.65m) Rear elevation patio door and window, radiator.

**Kitchen** 9' 0" x 7' 2" (2.74m x 2.18m) Extending to 12ft into recess. Fitted base and wall units with worktops, inset stainless steel sink and drainer with mixer tap, integrated electric halogen hob and double oven, space and plumbed for appliances, rear elevation window, side door, radiator.

**First Floor Landing** Side window, spindled balustrade to stairs.

**Master bedroom** 13' 6" x 11' 8" (4.11m x 3.55m) Measured to bay window which is to the front elevation, fitted wardrobes to each alcove, radiator.

**Bedroom 2** 12' 3" x 12' 1" (3.73m x 3.68m) Rear elevation window, radiator.

**Bedroom 3** 8' 3" x 6' 4" (2.51m x 1.93m) Front elevation window, radiator.

**Bathroom** 7' 6" x 5' 10" (2.28m x 1.78m) Comprises; panelled bath with mounted electric shower over, pedestal wash basin and a wc. Rear elevation window, radiator.

**Externally** Garden and drive to the front, side footpath with access to a fabulous 85ft (approx) rear garden being predominantly lawned with hardstanding area at the end with shed, fenced surround.

**Price** Offers Over £160,000

**Disclaimer** This brochure and 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 brochure content, 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 be used as such by any interested party.



**KITCHEN**



**MASTER BEDROOM**



**BEDROOM TWO**



**BEDROOM THREE**



**BATHROOM**



**REAR GARDEN**



**REAR GARDEN**



**REAR GARDEN**

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