



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		89
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales	76	
EU Directive 2002/91/EC		
www.epc4u.com		

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



OIRO £325,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

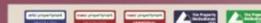
LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk

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, R.W.L. Cardwell & R.W. Thompson.



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 OIRO £325,000

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

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