



CONSERVATORY



MASTER BEDROOM



MASTER BEDROOM



DRESSING ROOM



BEDROOM TWO



BEDROOM TWO



BEDROOM THREE



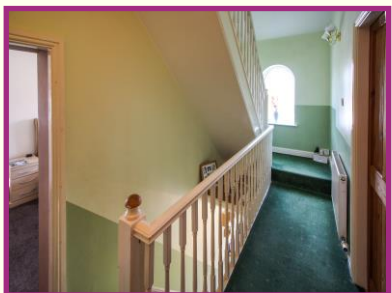
BATHROOM



BATHROOM



BATHROOM



1ST FLOOR LANDING



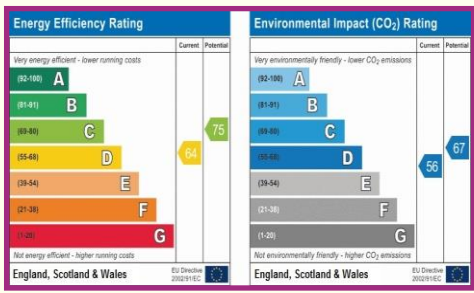
1ST FLOOR LANDING



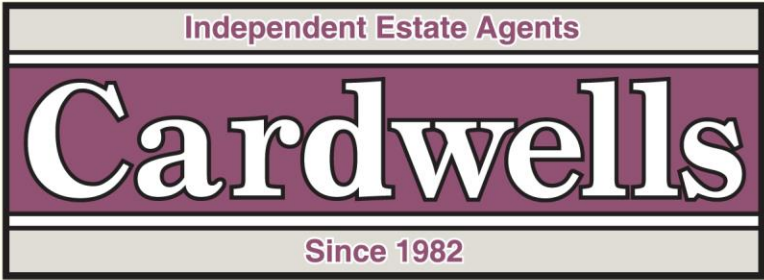
REAR GARDEN



REAR GARDEN



EPC



cardwells.co.uk

FOULDS AVENUE, BURY
BL8 2SF



- Extended Period semi
- Highly Individual Property
- Garage & large garden
- 3 Floors. 5 Beds
- Dressing Room
- Luxury Family Bathroom
- 2 Receptions & Conservatory
- Kitchen Breakfast Room



£309,950

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk
T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215 E: bury@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. C W Pearson.

LARGE PERIOD SEMI DETACHED PROPERTY*SIGNIFICANTLY EXTENDED WITH ACCOMMODATION SPANNING THREE FLOORS*WELL PLACED FOR THREE EXCELLENT PRIMARY SCHOOLS* VIEWING IS CONSIDERED ESSENTIAL TO APPRECIATE THE TRUE SIZE OF THIS OUSTANDING FAMILY HOME Offering generously sized accommodation presented to the highest standard, personal inspection is considered as essential to fully appreciate the quality and size of home on offer. The house spans three floors which provide an abundance of space and offers a very individual design/layout benefitting from full combi style gas central heating, double glazing and alarm system. The location is perfect for a choice of highly rated primary schools, easy access to Bury which has the metrolink tram service to Manchester city centre and a good range of shops/amenities are within easy each reach. The accommodation comprises in summary; ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN/BREAKFAST ROOM AND CONSERVATORY, FIRST FLOOR LANDING, ENTRY TO THE MASTER BEDROOM/ DRESSING ROOM, A FURTHER TWO DOUBLE BEDROOMS AND THE FAMILY BATHROOM. STAIRS TO THE SECOND FLOOR LANDING PROVIDE ACCESS TO TWO MORE GOOD SIZE BEDROOMS. EXTERNALLY THE HOUSE STANDS IN A SIZEABLE MATURE PLOT AT THE END OF THE CUL DE SAC NEXT TO CHANTLERS PRIMARY SCHOOL. Viewing is considered essential.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall 16' 7" x 6' 4" (5.05m x 1.93m) Front elevation door and windows, radiator, balustraded stairs. Understairs cupboard with entrance door to the garage.

Lounge 13' 8" x 12' 1" (4.16m x 3.68m) Stone type fireplace housing a living flame gas fire, French doors to the rear garden, side and rear elevation windows, two radiators.

Dining Room 11' 0" x 10' 11" (3.35m x 3.32m) Plus floor area of front elevation bay window, fitted dresser style unit, radiator, ceiling rose, doors to the kitchen breakfast room.

Kitchen/Breakfast Room 17' 9" x 10' 11" (5.41m x 3.32m) Large extended kitchen with a comprehensive range of base and wall cabinets and coordinanting worktops, breakfast bar, integrated electric hob with cooker hood over, separate double oven and gril (fan assisted), integrated fridge freezer, dishwasher and sink with mixer tap. Karndeian flooring, inset ceiling downlighting and worktop striplighting, floor plinth fan heater, rear window and entrance door.

Conservatory 16' 7" x 9' 7" (5.05m x 2.92m) Dwarf wall with window elevations to the front and sides, tile flooring, french doors opening to decking.

First Floor Landing Balustraded stairs to the second floor, front elevation window, radiator.

Master bedroom 16' 5" x 9' 5" (5.00m x 2.87m) Large double room with front and side elevation windows, two radiators, access to the dressing room.

Dressing Room 12' 3" x 9' 5" (3.73m x 2.87m) Currently utilised as a dressing room with sliding door mirrored wardrobes and a rear elevation window. NB Potential en-suite conversion.

Bedroom 2 12' 10" x 10' 11" (3.91m x 3.32m) Rear elevation window, radiator, fitted sliding door wardrobe.

Bedroom 3 11' 1" x 11' 0" (3.38m x 3.35m) Front elevation window, radiator, fitted sliding door wardrobe, laminate flooring.

Family Bathroom 12' 10" x 6' 11" (3.91m x 2.11m) Extended Luxury size bathroom with quality period style sanitary ware comprising; raised full width bath with tiled side and surround, separate hot and cold chrome taps, pedestal wash basin again with separate hot and cold chrome taps, button flush wc, quadrant style shower enclosure, chrome bar shower unit and ranhead shower. Complemetary tiling with chrome border, Chrome towel radiator, standard radiator, rear elevation window.

Second Floor Landing Gallery style landing with entry to two further bedrooms.

Bedroom 4 12' 4" x 11' 0" (3.76m x 3.35m) Side elevation window, front velux style rooflight, radiator. Access to eaves storage.

Bedroom 5 12' 2" x 9' 5" (3.71m x 2.87m) Front and rear velux style rooflights, radiator, laminate flooring, access to eaves storage.

Garage and Drive 18' 10" x 9' 5" (5.74m x 2.87m) Up and over door, personal rear door, power and lighting supply. Double driveway.

Externally Large mature rear garden with southerly aspect and which complements the house perefctly having an upper decked patio, good size lower lawn, fencing, lighting, established plants/trees and shrubs.

Price £309,950

Viewings Viewings are available by appointment only via Cardwells Estate Agents Bury on 0161 761 1215, or by email bury@cardwells.co.uk

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

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.



ENTRANCE HALL



ENTRANCE HALL



LOUNGE



DINING ROOM



KITCHEN



KITCHEN



KITCHEN



CONSERVATORY