



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		76
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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THE STARKIES MANCHESTER ROAD, BURY, BL9 9QR



- Unique Grade II Listed Home
- Accommodation over Four Floors
- Four / Five Bedrooms
- Three/Four Reception Rooms
- Large Family Kitchen
- Four Bathrooms
- Lovingly Presented
- Of Significant Historical Interest



O/O £475,000

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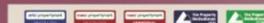
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Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.

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This is a truly unique opportunity to own this spacious and character filled grade II listed home which is of significant historical interest dating back to 1717, has links to James II and has been written about by local historians. The accommodation is spread over four floors and is presented to an extremely high standard which can only be fully appreciated by internal inspection. The flexible accommodation lends itself to a variety of layouts but currently comprises; lower ground floor reception room accessed via a spiral staircase off the lounge. The ground floor has the lounge, dining area and kitchen, whilst the first floor has two multi purpose rooms, one currently used as a sitting room and the other as a bedroom. The principle bathroom can be found on this floor. The second floor has three bedrooms all with en suite facilities. Externally the property enjoys pleasant views with off road parking and courtyard style gardens ideal for alfresco dining. Viewing is by appointment only and can be arranged through Cardwells Estate Agents Bury on 0161 761 1215, online @cardwells.co.uk or via emailing bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lower Ground Floor Reception Room 17' 0" x 16' 10" (5.17m x 5.12m) Twin windows overlooking the courtyard garden and parking. Radiator. Focal fireplace. Accessed via a wrought iron spiral staircase leading off the lounge.

Lounge 18' 6" x 18' 3" (5.64m x 5.56m) Twin windows overlooking the courtyard garden and parking. Wooden floor. Beams to the ceiling. External door. Spiral staircase leading to the lower ground level reception.

Dining Room 18' 3" x 10' 8" (5.56m x 3.26m) Window overlooking the rear courtyard style garden. Stone flooring. Beams to the ceiling. Fireplace that opens onto the kitchen. Opens onto the kitchen.

Kitchen 18' 3" x 11' 9" (5.56m x 3.57m) Circular windows to the front and rear elevations. Stone floor to match the dining room. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Inset sink and drainer. Integrated dishwasher. Plumbed for washing machine. Space for fridge freezer. Aga cooking range with extractor hood over. Beams to the ceiling. External door.

First floor landing Stairs lead off the lounge to the first floor landing

Second Lounge / Bedroom 18' 3" x 13' 0" (5.56m x 3.95m) Twin windows overlooking the courtyard garden and parking. Two radiators. Beams to the ceiling. Currently used as a lounge but could easily be a bedroom.

Bedroom Two 18' 3" x 17' 3" (5.56m x 5.26m) Windows to the front and rear elevations. Beams to the ceiling.

Principle Bathroom 10' 10" x 8' 10" (3.31m x 2.68m) Window. Four piece suite comprising freestanding bath, corner shower cubicle, twin vanity sink with storage and a close coupled W.C.. Part tiled elevation.

Second floor landing Stairs lead off the first floor landing to this level.

Bedroom Three 18' 3" x 13' 7" (5.56m x 4.15m) Window. Vaulted ceiling with beams. Radiator. Door to en suite

En Suite Three piece suite comprising shower cubicle, pedestal wash hand basin and close couple w.c..

Bedroom Four 14' 6" x 14' 4" (4.42m x 4.37m) Window. Vaulted ceiling with beams. Radiator. Door to en suite.

En Suite Three piece suite comprising shower cubicle, pedestal wash hand basin and close coupled w.c..

Bedroom Five 13' 0" x 12' 6" (3.95m x 3.81m) Window. Vaulted ceiling with beams. Radiator. Door to en suite.

En Suite Three piece suite comprising shower cubicle, pedestal wash hand basin and close couple w.c..

Externally The property is approached via a private road off Manchester Road which leads onto a lovely courtyard area with parking. There are cobbled and paved garden areas and access to parks and playing field nearby.

Tenure We understand the property to be FREEHOLD however you should have your legal representatives confirm this.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is E rated which is at an approximate annual cost of £2663 (at the time of writing).

Flood Risk Information Cardwells estate Agents Bury pre-marketing research indicates that this family home is in a position which is regarded as having a "very low" risk of flooding.

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 0161 761 1214, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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