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**SUNNY BANK ROAD, BURY. BL9 8LJ**



- Well Presented Semi Detached
- 3 Bedrooms plus Loft Area
- Open Plan Lounge/Diner
- Extended Fitted Kitchen
- Garage Conversion to Rear
- Off Road Parking
- Sought After Location
- Internal Viewing Recommended



**OIRO £325,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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This deceptively spacious and very well presented three bedroom semidetached house is located in the ever popular area of Sunnybank and has huge potential for additional accommodation if required. The accommodation is well presented and briefly comprises entrance hall, sizable open plan lounge/dining room with bifold doors to the rear, extended fitted kitchen, three bedrooms and a four piece bathroom to the first floor with stairs off to a loft area currently used as a bedroom. In addition to this already spacious accommodation the garage has been converted to create a gymnasium with shower and WC area there is a separate utility room and an extension creating useful additional storage. This conversion could obviously be used for a number of other purposes including annex or office. Properties of this size and with such further potential are in strong demand at the moment we therefore advise early viewing to avoid missing out. Viewings can be arranged through our Bury office on 0161 761 1215, via email, [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk).

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

**Entrance Hallway** Composite door to the front elevation leading into the hall. Stairs lead after the first floor landing. Laminate floor. Radiator.

**Lounge/Diner** 26' 3" x 10' 4" (7.99m x 3.16m) Composite door to the front elevation leading into the hall. Stairs lead after the first floor landing. Laminate floor. Radiator.

**Kitchen** 15' 5" x 7' 7" (4.69m x 2.32m) Extended kitchen with double glazed windows to the rear and side elevations and double glazed door to the side. Good range of shaker style base units with contrasting worksurfaces and matching wall mounted cabinets. In four burner gas hob, electric oven under and extractor hood over. Integrated fridge and freezer. Plumbed for washing machine. Central heating boiler. Laminate floor. Grey tiled splashback's

**First Floor Landing** Stairs lead off the hall to the first floor landing with stairs leading up to the attic area.

**Bedroom 1** 13' 1" x 11' 8" (3.99m x 3.55m) Double glazed window to the rear elevation. Radiator.

**Bedroom 2** 12' 11" x 10' 5" (3.93m x 3.18m) Double glazed windows to the front elevation Front elevation. Radiator.

**Bedroom 3** 7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window to the front elevation. Radiator.

**Family Bathroom** 8' 5" x 7' 9" (2.56m x 2.36m) Double glazed window to the rear elevation. Four piece suite comprising walk-in shower unit, bath with shower over, vanity sink unit and dual flush WC. Tiled elevations. Tiled floor.

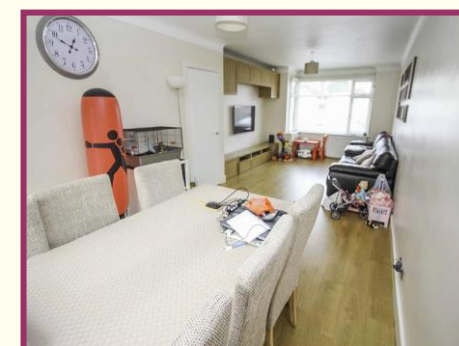
**Loft Area** Stairs lead off the landing to the attic area with double glazed window to the side elevation and Velux skylight. Radiator.

**Externally** The front of the property has a block paved driveway allowing off-road parking for two vehicles the block paving continues around the side which has a covered carport area and leads to the rear garden which is laid mainly to lawn. The rear of the property has a very useful garage conversion which is currently used as gym with shower and w.c area, separate utility room and an extension providing useful storage.

**Price** OIRO £325,000

**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](mailto:bury@cardwells.co.uk)

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