

**HAZELWOOD DRIVE, BURY, BL9 6QH**



- Semi Detached Property
- Requiring Modernisation
- Three Bedrooms
- Open Plan Lounge/Diner
- Kitchen & Pantry
- Driveway Parking
- Substantial Rear Garden
- No Onward Chain Delay



**£150,000**

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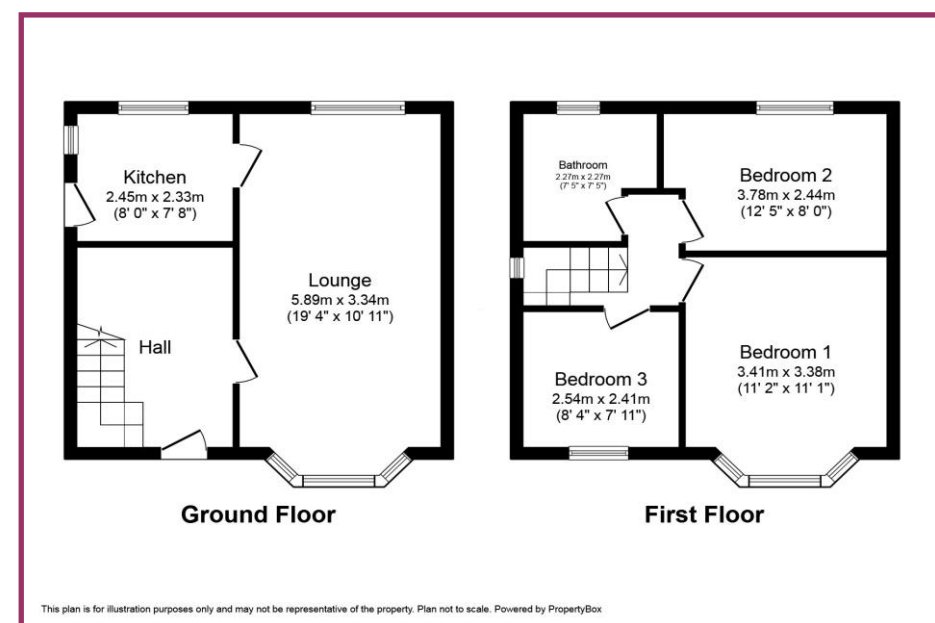
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in a popular area just off Walmsley Road, this three bedroom semi detached requires some updating and therefore offers the opportunity to personalise and potentially add value. The accommodation briefly comprises entrance hallway, open plan, lounge / dining room, kitchen with pantry offering scope to knock through, three bedrooms and a three-piece shower room. Externally the property enjoys driveway parking to the front with access to the side, leading to a substantial rear garden, which offers much potential, including the possibility of extending the original accommodation, subject to relevant permissions being sought and obtained. Early viewing is strongly advised as properties in this area and offering this potential rarely stay on the market for long. There is a virtual viewing video and physical viewings can be booked. 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

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

**Hall** Double glazed door to the front elevation leading into the hall double glazed side panels. Stairs lead off to the first floor landing. Radiator.

**Lounge/Diner** 19' 4" x 10' 11" (5.89m x 3.34m) Double glazed bay window to the front elevation with double glazed window to the rear. Two radiators. Wall mounted gas fire. Picture. Door through to kitchen.

**Kitchen** 8' 0" x 7' 8" (2.45m x 2.33m) Double glazed door and window to the side elevation double glazed window to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Central heating boiler. Plumbed for washing machine. Four burner gas hole. Door through to pantry.

**Pantry** Double glazed window to the side elevation.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

**Bedroom 1** 11' 2" x 11' 1" (3.41m x 3.38m) Double glazed bay window to the front elevation. Radiator. Fitted wardrobes.

**Bedroom 2** 12' 5" x 8' 0" (3.78m x 2.44m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 8' 4" x 7' 11" (2.54m x 2.41m) Double glazed window to the rear elevation. Radiator.

**Shower Room** 7' 5" x 7' 5" (2.27m x 2.27m) Double window to the rear elevation. Three-piece suite comprising walk in shower cubicle, pedestal wash, handbasin and close. Coupled WC. Radiator.

**Externally** The front of the property enjoys block paved driveway parking for up to two vehicles with access around the side, leading to a substantial garden with paved patio area lawn which is both fence and hedge enclosed.

**Price** £150,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**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).

**Conservation area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** 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.

**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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