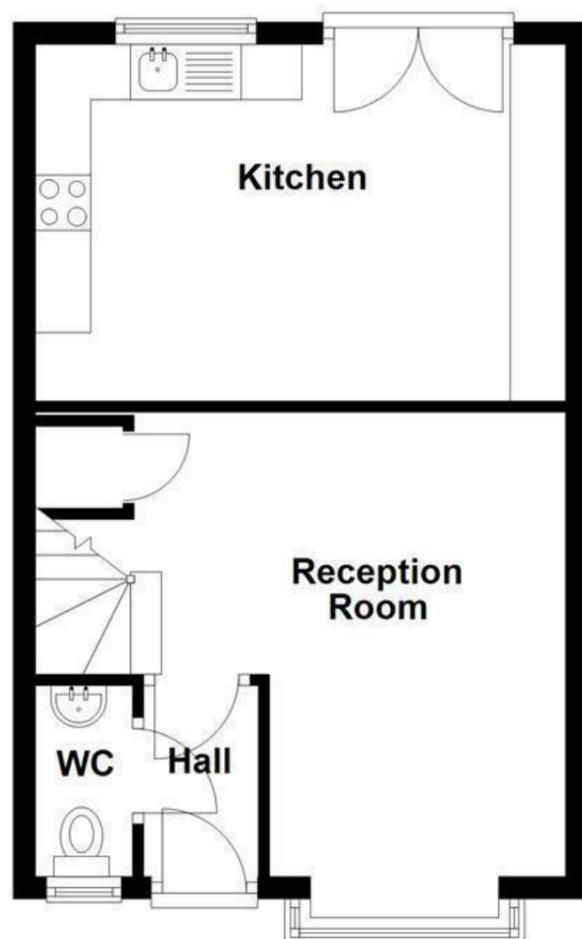
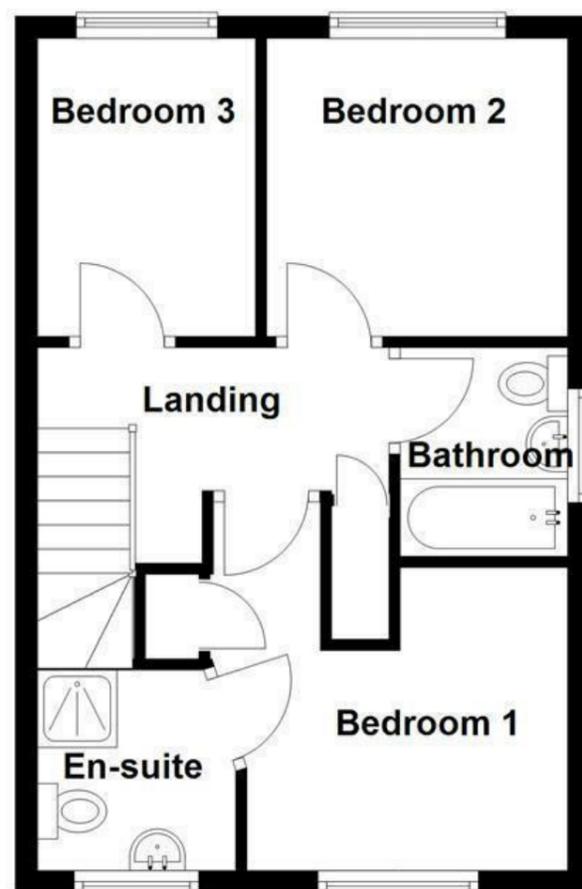


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Cedar Fold, Bury, BL8 3GG

### £187,500

SPACIOUS SEMI DETACHED HOME - SOLD UNDER THE AFFORDABLE HOUSING SCHEME AT A DISCOUNTED PRICE OF £187,500 (25% discount) - certain criteria to be met on this listing. Please contact agent to discuss further details. Original value £250,000.

Nestled in the charming area of Cedar Fold, Tottington, Bury, this spacious semi-detached home offers a delightful blend of modern living and comfort. This property provides ample space for both relaxation and entertaining. The three generously sized bedrooms ensure that there is plenty of room for family or guests, while the two contemporary bathrooms add a touch of luxury to everyday living.

The home boasts a private corner plot, providing a sense of seclusion and tranquility, perfect for enjoying the outdoors or hosting gatherings. The modern decoration and appliances throughout the property create an inviting atmosphere, making it easy for you to settle in and make it your own.

Conveniently located, this residence offers easy access to local amenities, ensuring that shops, schools, and recreational facilities are just a short distance away. This property is an ideal choice for families or anyone seeking a comfortable and stylish home in a friendly community. Don't miss the opportunity to view this exceptional property that perfectly combines modern convenience with a welcoming environment.

# Cedar Fold, Bury, BL8 3GG

£187,500



- Semi Detached Property
- Spacious Reception Room
- Off Road Parking
- EPC Rating: C
- Three Bedrooms
- Fitted Kitchen
- Leasehold
- Two Bathrooms
- Enclosed Low Maintenance Rear Garden
- Council Tax Band: B

## Ground Floor

### Hall

5'9 x 3'5 (1.75m x 1.04m)

Composite entranced door, central heating radiator and doors to reception room and WC.

### WC

5'8 x 2'11 (1.73m x 0.89m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap and tiled splash back.

### Reception Room

15'9 x 13'9 (4.80m x 4.19m)

UPVC double box bay glazed window, central heating radiator, TV point, under stairs storage, stairs to first floor and door to kitchen.

### Kitchen

15'9 x 10'7 (4.80m x 3.23m)

UPVC double glazed window, central heating radiator, range of wall and base units, laminate worktops, one and half bowl composite sink with draining board and mixer tap, integrated double oven, four ring electric hob, extractor hood, glass splash back, plumbing for dishwasher, plumbing for washing machine, space for dryer, space for fridge freezer, tiled floor and UPVC double glazed French doors to rear.

## First Floor

### Landing

9'10 x 3'6 (3.00m x 1.07m)

Storage cupboard and doors to three bedrooms and bathroom.

### Bedroom One

10'6 x 8'11 (3.20m x 2.72m)

UPVC double glazed window, central heating radiator and door to en suite.

### En Suite

5'11 x 5'2 (1.80m x 1.57m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, direct feed shower in enclosure, part tiled elevation and vinyl flooring.

### Bedroom Two

8'11 x 8'11 (2.72m x 2.72m)

UPVC double glazed window and central heating radiator.

### Bedroom Three

8'11 x 6'6 (2.72m x 1.98m)

UPVC double glazed window and central heating radiator.

### Bathroom

6'2 x 5' (1.88m x 1.52m)

UPVC double glazed frosted window, central heating radiator, dual flush WC, pedestal wash basin with mixer tap, panel bath with mixer tap and rinse head over, extractor fan, part tiled elevation and vinyl flooring.

## External

### Front

Laid to lawn and tarmac drive for off road parking.

### Rear

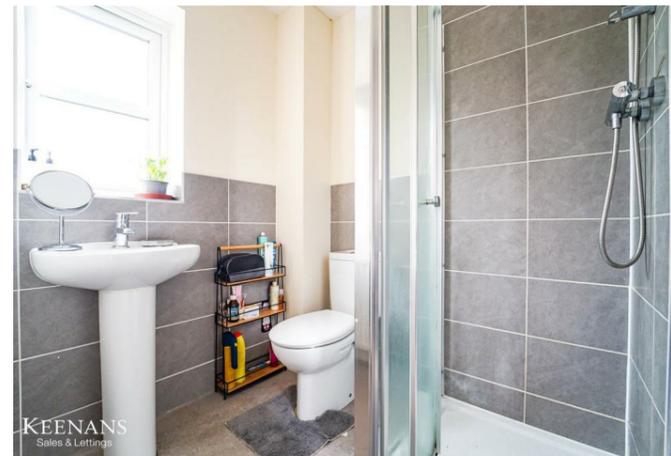
Artificial lawn and paved patio.

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