

	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92-100) A			(92-100)		
(81-91) B		85	(81-91)		85
(69-80)			(69-80)		
(55-68)	_		(55)68)		
(39-54)	50		(39-54)	45	
(21-38)			(21-38)		
(1:20)			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		





- Mid Terrace Property
- Two spacious Bedroom
- Vestibule & Hallway
- 2 Reception Rooms





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ICBA

LETTINGS & MANAGEMENT BURY E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow. WDC Estates

NFOPP Road | propertymark

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

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HALVARD AVENUE, BURY, BL9 6PS

- Separate Kitchen
- Large Bathroom
- Requires some Modernisation
- NO CHAIN INVOLVED





14 Market St, Bury, BL9 0AJ T: 0161 761 1215 E: bury@cardwells.co.uk A period style mid terrace house located in this established and much sought after residential area located just over a mile from Bury town centre and well placed for a range of local amenities. The property whilst requiring updating has a gas central heating system in place (Not tested) and majority upvc style sealed unit double glazing and provides accommodation as follows; Vestibule, Entrance Hall, Lounge, Dining Room and a separate fitted Kitchen with integrated oven and hob. The first floor has a landing, two spacious bedrooms and a good size bathroom. Externally the property is garden fronted and a fully enclosed yard extends to the rear. NO CHAIN INVOLVED, IDEAL FIRST TIME BUY OR BUY TO LET PROPERTY.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule

Entrance Hall 11' 3" x 3' 4" (3.43m x 1.02m) Radiator, stairs.

lounge 14' 4" x 12' 0" (4.37m x 3.65m) UPVC style sealed unit double glazed window, radiator, gas fire.

Dining Room 14' 11" x 13' 5" (4.54m x 4.09m) Upvc sealed unit double glazed window, radiator, understairs cupboard, gas fire with back boiler.

Kitchen 11' 11" x 7' 4" (3.63m x 2.23m) Fitted base and wall units with worktops, integrated oven and hob, inset sink, space and plumbing for appliances, double glazed window, entrance door.

First Floor Landing

Master bedroom 15' 1" x 10' 1" (4.59m x 3.07m) Upvc sealed unit double glazed window, radiator.

Bedroom 2 16' 5" x 7' 3" (5.00m x 2.21m) Upvc sealed unit double glazed window, radiator, built in cupboard.

Family Bathroom 10' 10" x 7' 3" (3.30m x 2.21m) Suite comprising; panelled bath, pedestal wash basin and wc. Part wall tiling, radiator, upvc sealed unit double glazed window. Cupboards with hot water cylinder.

Externally Garden fronted and enclosed rear yard.

Price £125,000

Viewings 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

Disclaimer This brochure and the 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 information provided, 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 only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.







