



HANSON STREET, BURY, BL9 6LR



- Substantial 2 Bed Mid Terrace
- Vestibule/Lounge/Dining Room
- Fitted Kitchen/Double Oven
- Enclosed Central Staircase
- Excellent Amenities
- Two Good Sized Bedrooms/
- Gas CH/Upvc dg
- No onward chain



£147,500

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This substantial 2 bed mid terrace is tucked away off Walmersley Road. Close to excellent amenities and the town centre. Briefly comprising: Vestibule, lounge, enclosed central staircase with useful storage, dining room with feature fireplace and inset burner, fitted kitchen, 2 good bedrooms and a well appointed 4 piece bathroom suite. Outside offers a low maintenance front garden and a good sized yard to the rear. Warmed by gas central heating and Upvc double glazed, viewings are available 7 days a week via Cardwells Estate Agents Bury on 0161 7611215 or via email at lettings@cardwells.co.uk. The property is available with no onward chain.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule 3' 2" x 3' 2" (0.96m x 0.96m) Carpet, skylight.

Lounge 13' 0" x 14' 7" (3.96m x 4.44m) Laminate flooring, UPVC double glazed window, radiator.

Dining Room 17' 3" x 14' 7" (5.25m x 4.44m) Fireplace & surround with inset burner, carpet, fitted breakfast bar, UPVC window to the rear, radiator.

Kitchen 7' 11" x 7' 9" (2.41m x 2.36m) Fitted kitchen comprising stainless steel sink with mixer tap over, high gloss base units, space for a washing machine, 5 ring gas hob, laminate flooring, UPVC double glazed window, double oven.

Landing 5' 5" x 7' 7" (1.65m x 2.31m) Carpet, loft access point.

Bedroom One 12' 3" x 14' 7" (3.73m x 4.44m) Polished wooden flooring, ornamental fireplace, walk in wardrobe, UPVC double glazed window, radiator.

Bedroom Two 14' 1" x 6' 8" (4.29m x 2.03m) Carpet, cupboard housing gas boiler, UPVC double glazed window, radiator.

Bathroom 11' 4" x 7' 5" (3.45m x 2.26m) Well appointed 4 piece suite comprising w/c, wash basin, bath and a walk in shower cubicle, floor & wall tiling, frosted UPVC double glazed window, radiator.

External Easy maintenance garden to the front, good sized yard to the rear.

Parking on street.

Viewings All viewings are by advance appointment through Cardwells Estate Agents Bury 0161 761 1215, bury@cardwells.co.uk, www.cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 24th December 1885, meaning that there are 861 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax Band Cardwells Estate Agents Bury research shows the property is band A annual charges 2023/2024 £1,382 approximately.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. 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 Estate Agents, Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents, Bolton 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. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Estate Agents, Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

