

THE SIDINGS, BURY, BL9 0UH



- Ground Floor Flat
- Two Bedrooms
- Open Plan Lounge/Diner
- Modern Shower Room
- Fitted Kitchen
- Communal Gardens
- Convenient Location
- Early Viewing Advised



£125,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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



Conveniently located on the fringe of the town centre and ideal for the rail and road networks, this two bedroom ground floor apartment is an ideal consideration for those requiring convenience, commutability and level floor access. The apartment is of a good size and briefly comprises entrance hall, open plan, lounge, dining room, fitted kitchen, two bedrooms, and a modern shower room. Apartments in this location attract a great deal of attention and early viewing is recommended and can be arranged by calling Cardwells Bury Office on 0161 761 1215 or email bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal door leading into the communal hallway with mailboxes and stairs, leading off to all floors.

Apartment Hallway Door off the communal hall leading into the apartment. Intercom system. Electric heater. Storage cupboard. Door leads through to lounge/dining room.

Lounge/Diner 19' 1" x 13' 4" (5.81m x 4.07m) Maximum measurements. Double glazed windows to the side elevations. Two electric heaters. Opens onto the kitchen.

Kitchen 8' 0" x 5' 11" (2.45m x 1.80m) Range of base units with complimentary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four ring electric hob and electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer.

Inner Hallway

Bedroom 1 11' 8" x 9' 0" (3.55m x 2.75m) Double glazed window to the side elevation. Electric heater.

Bedroom 2 10' 1" x 8' 1" (3.08m x 2.47m) Double glazed window to the rear elevation. Electric heater.

Shower Room Double glazed window to the side elevation. Three-piece modern suite comprising walk in shower cubicle, vanity sink and dual and WC. Chrome heated towel rail. Part tiled elevations.

Externally There are communal gardens and resident parking.

Price £125,000

Tenure We are advised that the property is leasehold

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

Thinking of Selling If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us 0161 761 1215, email: bury@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.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. 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. 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)

