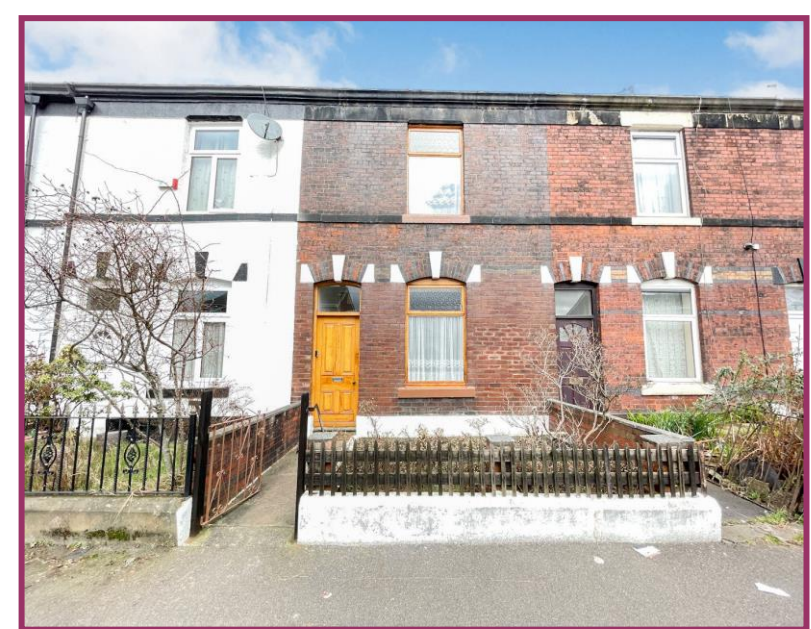


**RICHARD BURCH STREET, BURY, BL9 6DU**



- Two Bedroomed Terraced
- Two Reception Rooms
- Kitchen Extension
- Three Piece Shower Rood
- No Onward Chain Delay
- Popular Location
- Requires Modernisation
- Early Viewing Advised



**OIRO £105,000**

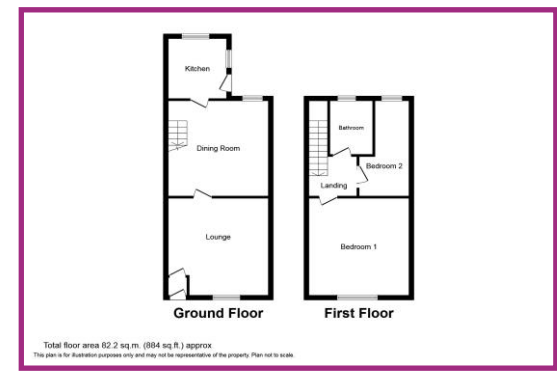
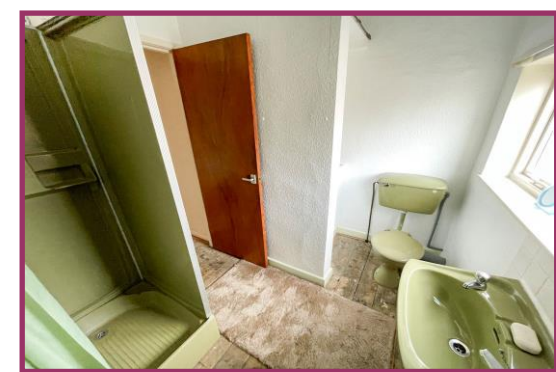
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Incorporating: Wright Dickson & Catlow, WDC Estates

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.





Located just off Walmsley Road. This two bed roomed terraced requires some modernisation but offers buyers the opportunity to add their own style and taste and potential increased value. The accommodation is extended to the ground floor to allow for two reception rooms and a kitchen whilst the upstairs has two bedrooms and a bathroom with coloured suite. This area is popular with both private buyers and investors alike and early viewing is therefore advised which in the first instance should be via our virtual viewing video and then in person arranged through our Cardwells Estate Agents Bury office on 0161 761 1215, email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule** 3' 3" x 3' 3" (1.0m x 1.0m) Door to the front elevation leading into vestibule with tiled floor and glazed door leading into the lounge.

**Lounge** 14' 4" x 14' 1" (4.37m x 4.29m) Window to the front elevation. Wall mounted gas fire. Meter cupboard.

**Dining Room** 13' 1" x 12' 6" (3.98m x 3.81m) Window to the rear elevation. Wall mounted gas fire. Stairs lead off to after the first floor landing. Under stairs store.

**Kitchen** 8' 10" x 8' 2" (2.7m x 2.5m) Windows to the rear and side elevations. Door to the side. Sink and drainer, plumbed for washing machine. Four ring gas cooker.

**First Floor Landing** stairs lead off the dining room to the first floor, landing.

**Bedroom 1** 14' 1" x 13' 11" (4.3m x 4.25m) Window to the front elevation.

**Bedroom 2** 12' 7" x 8' 6" (3.83m x 2.58m) Window to the rear elevation.

**Bathroom** Window to the rear elevation. Central heating boiler. Three-piece suite, comprising shower, cubicle, WC and pedestal wash handbasin.

**Externally** he property has a garden area to the front with an enclosed yard with outhouse to the rear.

**Price** OIRO £105,000

**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 30thst May 1878, meaning that there are 847 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.

**Approximate Plot Size** The property is set on a plot which extends to 0.22 acres

**Council Tax Rating** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (at the time of writing).

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

**Flood Risk Information** Cardwells Estate Agents Bury pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

**Chain Details** We are advised that the property will be sold with early vacant possession, and no further upward chain delay.

**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 1214, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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)

