



Independent Estate Agents
Cardwells Est. 1982

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LEE COURT SPRINGSIDE ROAD, BURY, BL9 5JB



- First Floor Apartment
- Two Double Bedrooms
- Sizeable Lounge
- Fitted Dining Kitchen
- Three Piece Shower Room
- Garage with up & over Door
- Grade 2 Listed Building
- Sought After Location



OIRO £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This very elegant apartment is built within a stone stone property which was originally part of the neighbouring coach house and the stabling. We believe the building dates back to 1768 and is grade II listed being of significant historical interest. The accommodation is extremely well presented and briefly comprises entrance hallway with stairs, leading up to the main landing for the living accommodation, good sized lounge with window overlooking Springside Road, sizeable fitted dining kitchen, two double bedrooms and a shower room with three-piece suite. Unusual for this type of property, the apartment also benefits from a garage with power, lighting and up and over door. This is a lovely apartment which will appeal to the most discerning buyers wanting to be within close reach of Bury town centre and the motorway network yet having a low maintenance property. Early viewing is strongly advised and can be arranged through our Bury office on 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 14' 5" x 6' 1" (4.39m x 1.86m) Wooden door to the front elevation leading into the hall. Stairs lead off to the main accommodation. Double glazed window to the front elevation.

Main Accommodation Landing Double glazed window to the side elevation. Loft access.

Lounge 17' 6" x 9' 5" (5.34m x 2.88m) Double glazed window to the front elevation. Twin glazed doors, leading from the dining kitchen.

Kitchen/Diner 16' 10" x 10' 6" (5.13m x 3.20m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four ring electric hob with extractor hood over. Electric oven. Plumbed for washing machine. Integrated fridge freezer.

Bedroom 1 9' 3" x 9' 3" (2.82m x 2.81m) Double glazed window to the side elevation. Electric radiator.

Bedroom 2 14' 6" x 10' 2" (4.43m x 3.09m) Maximum measurements. Double glazed window to the front elevation. Electric heating.

Shower Room Double glazed window to the side elevation. Three-piece suite, comprising shower, dual flush, WC and vanity sink unit.

Externally The property has a garage underneath the apartment with up and over door, power and lighting.

Price OIRO £180,000

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 21st September 1978 meaning that there are 954 years remaining. Our clients advise us that leasehold charge is £10.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,612 (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 Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

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 or visiting: 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 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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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 Bury 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"

