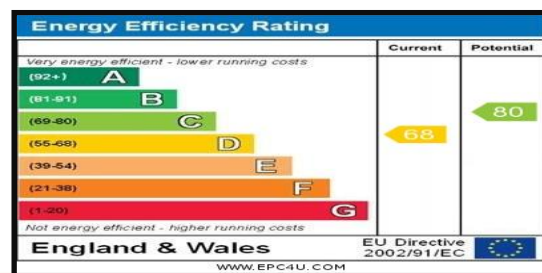


Total floor area 102.8 sq.m. (1,106 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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HAYLING CLOSE, BURY, BL8 1GS



- No Onward Chain
- In Need of Modernisation
- Detached Family Home
- Driveway For 4 Cars & Garage
- Conservatory
- Family Bathroom & En-suite
- Gardens to Front & Rear
- Three Bedrooms



£250,000

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Located within the ever popular area of Brandlesholme is this three bedroom detached family home which is in need of modernisation and offered for sale with NO ONWARD CHAIN. internally the accommodation comprises an entrance hallway, lounge, kitchen/diner, conservatory and cloakroom/Wc to the ground floor with three bedrooms, the master with en-suite and a family bathroom to the first floor. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point.

Guest Cloaks/WX Ceiling light point, double glazed window to the side, Wc, pedestal sink unit.

Lounge 17' 2" x 11' 10" (5.22m x 3.61m) Ceiling light point, double glazed window to the front, double glazed bay window to the front, radiator.

Kitchen/Diner 17' 2" x 8' 10" (5.22m x 2.70m) Downlights, double glazed window to the rear, laminate effect flooring, fitted wall and base units with extractor fan, gas job and electric oven, tiled splashback to the kitchen walls, one and a quarter stainless steel sink with mixer tap and drained.

Conservatory 13' 9" x 8' 9" (4.18m x 2.66m) Ceiling light point, french doors to the side, laminate effect flooring.

First Floor Landing Ceiling light point, french doors to the side, laminate effect flooring.

Bedroom 1 14' 5" x 8' 11" (4.40m x 2.72m) Ceiling light point, radiator, double glazed window to the rear.

En-suite 8' 11" x 2' 11" (2.73m x 0.90m) Ceiling light point, radiator, double glazed window to the side, Wc, pedestal sink, walk in shower cubicle.

Bedroom 2 11' 9" x 9' 7" (3.59m x 2.92m) Maximum. Ceiling light point, double glazed window to the front, radiator.

Bedroom 3 7' 7" x 7' 3" (2.31m x 2.21m) Ceiling light point, double glazed window to the front, radiator.

Bathroom 7' 1" x 5' 10" (2.16m x 1.77m) Ceiling light point, double glazed window to the side, vanity unit with inset sink and Wc, panelled bath, tiled splashback to the walls.

Externally Block paved driveway for four cars, lawned garden and garage to the front with a patio area and lawned garden to the rear.

Price £250,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 980 year term which started on 5th January 2006, meaning that there are 847 years remaining. Our clients advise us that leasehold charge is £30.00 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 C rated which is at an approximate annual cost of £1,842 (at the time of writing).

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

Flood risk Cardwells estate Agents Bury pre-marketing research indicates that this family home 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 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

Thinking of Selling f 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.

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"

