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**Cardwells** Est. 1982

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MOYSE AVENUE, BURY, BL8 3BL



- Semi Detached House
- Dining Kitchen & Conservatory
- Modern 4 Piece bathroom
- Requires Modernisation
- No Onward Chain Delay
- Sought After Location
- Three Bedrooms
- Early Viewing Advised



**£150,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
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 E: bolton@cardwells.co.uk

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 11 Institute St, Bolton, BL1 1PZ  
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## PUBLIC NOTICE

**ADDRESS 112 Moyse Avenue, Bury. BL9 3BL**

**We are acting in the sale of the above property and have received an offer of £166,250. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.**

### EPC Rating C

Requiring modernisation, this three bedroom semidetached house offers the ideal opportunity to purchase a property in a good and well regarded area within walking distance of Christ Church C.E. Primary School, Walshaw, and update to your own style and taste, potentially adding value along the way. The accommodation briefly comprises entrance hall, lounge, dining, kitchen, conservatory, three bedrooms and a modern bathroom with four piece suite. Externally there are pleasant garden areas to the rear with low maintenance garden and driveway to the front. Early viewing is advised due to the likely interest from both private and investor buyers are like initially viewing can be via our virtual viewing video and then in person booked through Cardwells Estate Agents, Bury 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:

**Entrance Hall** Wooden door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator.

**Lounge** 14' 9" x 13' 1" (4.49m x 4.0m) Double glazed window to the front elevation. Radiator. Door through to the dining kitchen.

**Kitchen/Diner** 14' 9" x 12' 0" (4.49m x 3.65m) Glazed window and French doors to the rear elevation. Range of basic base units with contrasting work surfaces and matching wall mounted cabinets. Gas cooker. Space for fridge freezer. Understairs storage with meters and central heating boiler.

**Conservatory** 9' 3" x 8' 8" (2.81m x 2.64m) Glazed windows to three elevations. Radiator. French doors to the side leading to the garden.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access. Double glazed window to the side elevation.

**Bedroom 1** 13' 0" x 9' 8" (3.95m x 2.95m) Double glazed window to the front elevation. Radiator. Built-in storage.

**Bedroom 2** 11' 8" x 12' 3" (3.56m x 3.74m) Double glazed window to the rear elevation. Radiator. Built in wardrobes.

**Bedroom 3** 9' 10" x 7' 10" (3.0m x 2.4m) Double glazed window to the front elevation. Radiator. Over stairs bulkhead.

**Bathroom** Double glazed window to the side elevation. Four piece modern suite comprising bath, corner shower cubicle, dual flush, WC and pedestal wash, handbasin. Tiled elevations. Radiator.

**Externally** The front of the property has driveway parking with low maintenance garden area, having paving and gravel inserts. Steps lead up to the front door. A paved path continues around the side leading to the attached storage outhouse. The rear has a decked area leading down to a good sized lawn with mature shrubs at the borders. Fence enclosed.

**Price** £150,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property FREEHOLD. 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 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** 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.

**Plot size** Cardwells Estate Agents Bury pre-marketing research indicates that the overall plot size is 0.06 of an acre.

**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](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 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"

