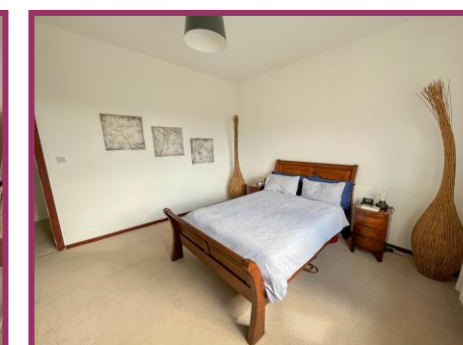




**PROSPECT TERRACE, BURY, BL8 1BB**



- Stunning Period Mid Terraced
- Two Double Bedrooms
- Deceptively Spacious
- Modern Kitchen & Bathroom
- Large Lounge with Bay Window
- No Onward Chain
- Close to Local Amenities
- Quiet Location



**£160,000**

**BOLTON**

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

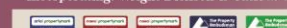
**BURY**

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



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Stunning bay fronted period terraced property situated just off Brandlesholme Road and located within easy access of Bury town centre. This deceptively spacious property has been modernised over the last few years with new windows, external doors and a stunning kitchen. Internally the accommodation comprises a porch, lounge and kitchen/diner to the ground floor with two spacious bedrooms and good sized bathroom to the first floor. Viewing is a must to appreciate the property and for further details please contact 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 Porch** Extension to the front of the property with a door leading into the lounge.

**Lounge** 21' 2" x 14' 1" (6.45m x 4.29m) Ceiling light points, double glazed bay window to the front, radiator, feature fire place.

**Kitchen/Diner** 14' 6" x 10' 3" (4.42m x 3.12m) Ceiling light points, double glazed windows to the rear, double glazed door to the rear, radiator, fitted wall and base units with extractor fan, electric hob, electric oven, integrated fridge/freezer and washing machine, one and a quarter stainless steel sink with mixer tap and drained, island unit, space for a dining table.

**First Floor Landing** Ceiling light point.

**Master bedroom** 14' 5" x 14' 5" (4.39m x 4.39m) Ceiling light point, double glazed window bow window to the front, radiator, loft access.

**Bedroom 2** 13' 9" x 10' 8" (4.19m x 3.25m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 7' 8" x 6' 1" (2.34m x 1.86m) Ceiling light point, double glazed window to the rear, Wc, pedestal sink, panelled bath with electric shower over, tiled splash back to walls, radiator.

**Externally** Beautiful front garden with mature plants and trellises.

**Price** £160,000

**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 26th June 1847, meaning that there are 823 years remaining. Our clients advise us that leasehold charge is £2.00 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 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.

**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"

