

**LOWRY COURT, RADCLIFFE NEW ROAD, WHITEFIELD,
 M45 7WX**



- No Onward Chain
- First Floor Apartment
- Electric Heating/Modern Radiators
- Double Glazing
- Two Double Bedrooms
- Communal Gardens
- Single Garage to Rear
- Popular Location



£130,000

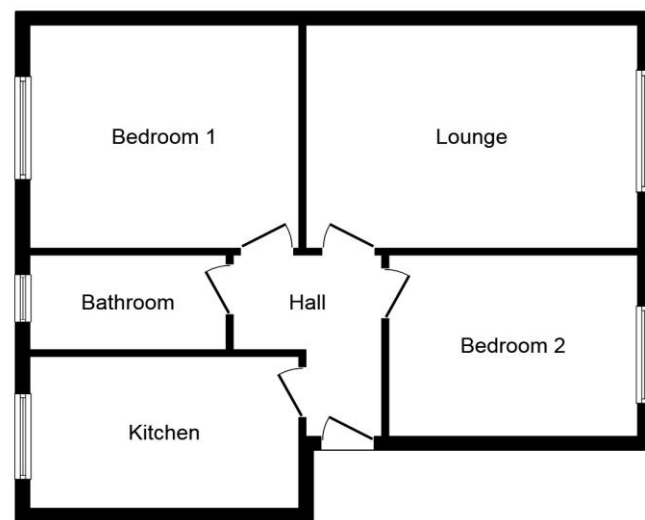
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Incorporating: Wright Dickson & Catlow, WDC Estates

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.



Floor Plan

Total floor area 62.4 sq.m. (671 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Offered for sale with NO ONWARD CHAIN is this very well proportioned first floor apartment located just off Radcliffe New Road in Whitefield. Internally the accommodation is a very good size and comprises an entrance hallway, lounge, two double bedrooms, kitchen and bathroom. The property further benefits from electric radiators and double glazing. For further information please contact Cardwells Estate Agents Bury 01617611215 or email bury@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point.

Lounge 16' 2" x 11' 5" (4.93m x 3.48m) Wall lamps, double glazed window to the front, electric radiator.

Kitchen 12' 8" x 7' 9" (3.87m x 2.37m) Ceiling light point, double glazed window to the rear, fitted wall and base units with extractor fan, electric job and oven, space for a washing machine and fridge/freezer, one and half stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bedroom 1 12' 11" x 11' 5" (3.93m x 3.47m) Ceiling light point, electric radiator, fitted wardrobes, double glazed window to the rear.

Bedroom 2 12' 2" x 9' 3" (3.70m x 2.83m) Ceiling light point, double glazed window to the front .

Bathroom 9' 7" x 4' 10" (2.93m x 1.48m) Ceiling light point, double glazed window to the rear, Wc, pedestal sink, panelled bath with electric shower over, tiled walls, cupboard with immersion heater/tank.

Externally To the front of the property there are communal lawned gardens with flower beds and to the rear there is access to a single garage.

Price £130,000

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 8th March 1965, meaning that there are 939 years remaining. Our clients advise us that leasehold charge is nominal. 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 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

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"

