



Floor Plan

Total floor area 66.2 sq.m. (712 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

www.cardwells.co.uk

GRASMERE DRIVE, BURY, BL9 9GA



- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain
- Storage Heaters
- Communal Gardens
- Double Glazing
- Quiet Location
- Close to Commuter Routes



£114,950

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Located on Sandringham Park, just off Gigg Lane and approximately ten minutes from Bury Town Centre, is this ground floor apartment offered for sale with NO ONWARD CHAIN. Internally the accommodation comprises an entrance hallway, open plan kitchen/living area, two bedrooms and a four piece bathroom suite. Internal inspection is recommended and for further information please call Cardwells Estate Agents Bury 01617611215 or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, laminate effect flooring, electric storage heater, storage cupboard.

Kitchen/Living Room 18' 3" x 14' 10" (5.56m x 4.52m) Maximum. Ceiling light points, double glazed window to the front and the side, electric storage heaters, part laminate effect flooring, part vinyl flooring, fitted wall and base units with extractor fan, electric job and oven, space for a washing machine, fridge, freezer, one and a quarter stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bathroom 6' 9" x 6' 0" (2.06m x 1.83m) Ceiling light point, double glazed window to the side, Wc, pedestal sink, bath, walk in shower cubicle, tiled splashback to the walls c heated towel rail, vinyl flooring.

Bedroom 1 12' 1" x 10' 2" (3.69m x 3.09m) Ceiling light point, double glazed window to the rear, electric storage heater, fitted wardrobes.

Bedroom 2 12' 1" x 8' 6" (3.68m x 2.59m) Ceiling light point, double glazed window to the rear, electric storage heater.

Externally Communal gardens to the rear with off road parking to the side.

Price £114,950

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 12th December 2005, meaning that there are 980 years remaining. 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.

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

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

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"

