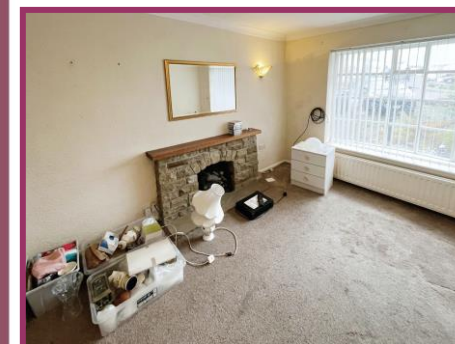




- No Onward Chain
- Detached family Home
- Needs Moderisation
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Low Maintenance Gardens
- Tandem Garage & Driveway



Guide Price £225,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with No Onward Chain and in need of some modernisation is this detached family home located within Bury. Set on a quiet cul-de-sac the property has a good amount of internal living space and comprises an entrance hallway, cloakroom/Wc, lounge, dining room, kitchen, utility and sun room to the ground floor with three bedrooms and a family bathroom to the first floor. For further information please contact Cardwells Estate Agents Bury 01617611215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light pint, radiator

Cloaks/WC 5' 3" x 2' 5" (1.60m x 0.73m) Ceiling light point, wash hand basin, Wc.

Lounge 15' 0" x 9' 10" (4.56m x 3.00m) Wall lamps, feature fire place, radiator.

Dining Room 9' 11" x 8' 9" (3.02m x 2.67m) Ceiling light point, radiator.

Kitchen 13' 5" x 7' 11" (4.09m x 2.42m) Ceiling light point, double glazed window, fitted wall and base units with extractor, space for an electric oven, fridge/freezer, tiled floor with splashback to the walls, stainless steel sink with mixer tap and drainer.

Utility room 8' 5" x 6' 6" (2.57m x 1.99m) Ceiling light point, wall mounted boiler, double glazed window to the rear, fitted base units with space for a washing machine and dryer, tiled floor.

Sun Room 9' 7" x 8' 8" (2.92m x 2.65m) Double glazed door to the rear, radiator, door leading to the garage.

Garage 31' 11" x 8' 0" (9.73m x 2.43m) Tandem garage with ceiling light point, double glazed window to the rear, electrical points.

First Floor Landing Ceiling, light point, storage cupboard.

Bedroom 1 12' 3" x 10' 1" (3.73m x 3.07m) Ceiling light point, radiator, fitted wardrobes, double glazed window.

Bedroom 2 11' 7" x 9' 11" (3.53m x 3.02m) Ceiling light point, radiator, fitted wardrobes, double glazed window.

Bedroom 3 7' 11" x 6' 4" (2.41m x 1.93m) Ceiling light point, radiator, fitted wardrobes, double glazed window.

Bathroom 6' 11" x 5' 3" (2.10m x 1.60m) Ceiling light point, Wc, pedestal sink, panelled bath with electric shower over, double glazed window, ladder radiator, tiled walls.

Externally To the front of the property there is a block paved driveway for multiple vehicles leading to a tandem garage with up and over door. At the rear of the property there is another low maintenance garden with a summerhouse.

Price Guide Price £225,000

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 18th September 1960, meaning that there are 935 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 D rated which is at an approximate annual cost of £2,073 (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

