



- Stylish Mid Terrace Property
- Two Bedrooms
- Lounge and Cellar Room
- Fitted Breakfast Kitchen
- Gardens to Front & Rear
- Ideal First Time Buyer/Investment
- No Onward Chain Delay
- Early Viewing Advised



**£175,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This stylish and surprisingly spacious terrace property requires viewing to fully appreciate the size and standard of accommodation offer. Ideally located for Burry Town centre, motorway links and both Whitefield and Radcliffe Metro link routes. This makes an ideal commuter consideration. The accommodation is well presented and briefly comprises entrance vestibule, hall, lounge with wood burner, fitted breakfast kitchen with central island, two bedrooms (the master fitted) and a stunning four piece bathroom suite. There is additional accommodation in the form of a cellar room which is currently used as a sports room with pool table and TV. Externally the property enjoys garden areas to front and rear. 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

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Double glazed door to the front elevation leading into the vestibule. Glazed door leading into the hall.

**Entrance Hall** Wooden flooring. Stairs. Radiator. Opens into the kitchen.

**Lounge** 14' 9" x 14' 9" (4.5m x 4.49m) Double glazed window to the front elevation. Wooden floor. Wood burner set in recessed chimney with wood hearth and tiled base. Radiator.

**Kitchen/Diner** 13' 11" x 10' 11" (4.23m x 3.34m) Double glazed window and stable door to the rear elevation. Attractive range of base units with contrasting work surfaces and matching wall mounted cabinets. Central breakfast island to match. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven and extractor hood. Space for fridge freezer. Stone flooring. Recessed spotlights. Radiator. Plumbed for washing machine.

**First Floor Landing** Stairs lead off the kitchen to the first floor landing. Loft access.

**Master Bedroom.** 14' 8" x 11' 2" (4.47m x 3.40m) Double glazed window to the front elevation. Professionally fitted wardrobes and dressing table. Radiator.

**Bedroom 2** 16' 9" x 6' 11" (5.1m x 2.1m) Double glazed window to the rear elevation. Radiator.

**Bathroom** Double glazed window to the rear elevation. Four piece suite, comprising corner shower cubicle, Jacuzzi bath, floating wash handbasin and dual flush WC. Tiled floor. Tiled elevations. Recessed spotlights.

**Cellar/Games Room** 14' 6" x 13' 5" (4.42m x 4.1m) Stairs lead down from the kitchen to the cellar room currently used as a sports room with pool table and TV. Laminate floor. Radiator. Meter cupboard.

**Externally** The front of the property has a low maintenance garden area which has wrought iron fence and gate. The rear of the property has a substantial decked area leading down to a paved section with gated access providing off-road parking if required.

**Price** £175,000

**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 14th June 1920, meaning that there are 866 years remaining. Our clients advise us that leasehold charge is £3.00 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 not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having a "very low" risk of flooding.

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