



# Independent Estate Agents **Cardwells** Est. 1982

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**REDFORD STREET, BURY, BL8 1PG**



- Three Storeys
- Three Bedrooms
- Double Driveway
- Great Sized Rear Garden
- Close to Excellent Schools
- Ensuite to Master Bedroom
- Guest Cloaks/WC
- Early Viewing Advised



**£260,000**

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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.



Cardwell's estate agents in Bury are delighted to bring to market this three bedroom, three story end townhouse. Situated close to Elton primary school and The Elton high school this is an ideally situated family home! Accommodation comprises of entrance vestibule, downstairs WC, lounge, kitchen diner, three bedrooms with master ensuite and a family bathroom. Externally this property boasts a double driveway to the front with landscaped gardens to the 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Entrance Hall** Door leading to lounge.

**Lounge** 14' 7" x 11' 4" (4.44m x 3.45m) uPVC double glazed window to front aspect, radiator. Understairs storage cupboard. Ceiling light point.

**Kitchen/Diner** 11' 8" x 7' 8" (3.55m x 2.34m) Fitted with a range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Combination boiler. Radiator. uPVC double glazed window and patio doors to rear aspect.

**Guest Cloaks** Low flush WC, wash hand basin. Extractor fan, ceiling light point. Radiator.

#### **First Floor Landing**

**Bedroom 2** 11' 8" x 10' 6" (3.55m x 3.20m) uPVC double glazed window to rear aspect, radiator, ceiling light point.

**Bedroom 3** 11' 8" x 8' 9" (3.55m x 2.66m) Two uPVC double glazed windows to front elevation. Radiator, ceiling light point.

**Family Bathroom** Three piece suite comprising panelled bath, low flush wc, pedestal wash hand basin. Extractor fan. Ceiling light point.

#### **2nd Floor**

**Master Bedroom** 13' 8" x 8' 5" (4.16m x 2.56m) uPVC double glazed window to front elevation. Radiator. Ceiling light point. Door to En suite.

**En-suite** Shower cubicle with overhead shower. Pedestal wash hand basin. Low flush WC. Radiator, extractor fan. Ceiling light point. Velux window.

**Externally** Double tarmac driveway to the front with access from the side. Rear patio and laid to lawn garden.

**Price** £260,000

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**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 19th December 2014, meaning that there are 988 years remaining. Our clients advise us that leasehold charge is £150.00 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 C rated which is at an approximate annual cost of £1,842 (at the time of writing).

**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"

