



THE ATRIUM, BURY OLD ROAD, WHITEFIELD, M45 7AL



- Second Floor Apartment
- Two Double Bedrooms
- Open Plan Living
- Lift Facility
- Secured Allocated Parking
- Ensuite to Master Bedroom
- Balcony
- Viewing Recommended



£215,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents in Bury are delighted to bring to market this two double bedrooomed, second floor, spacious apartment, possibly the largest on the complex, in Whitefield. Boasting a corner spot of the complex this lovely apartment is situated close to Whitefield tram station, easy access to the motorway to Manchester as well as local amenities. This property would suit commuters and buy to let investors alike. 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:

Entrance Hall Two ceiling light points, electric radiator. Storage cupboard.

Master Bedroom 16' 6" x 12' 9" (5.03m x 3.88m) Fitted wardrobes. Electric heater. Ceiling Light Point, UPVC Double glazed window.

En-suite Shower cubicle with overhead shower. Low flush WC, pedestal wash hand basin. Chrome effect towel radiator. Spotlights.

Bedroom 2 15' 7" x 12' 9" (4.75m x 3.88m) Electric heater. UPVC double glazed window. Ceiling Light Point.

Bathroom Panelled bath with shower overhead. Low flush WC. Pedestal wash hand basin. Towel radiator. Spotlights.

Open Plan Lounge, Dining & Kitchen 22' 0" x 18' 9" (6.70m x 5.71m) Spacious open plan living accommodation with room lounge area and dining area, seating table and chairs and sofas. The kitchen comprises of wall and base units with integral fridge and freezer, Washing machine and dishwasher. Electric oven and hob, Sink and drainer. Two electric radiators. Double glazed window to side aspect and double glazed sliding patio door to balcony area.

Externally There are communal gardens with visitor parking spaces. Also allocated secure underground parking for one car.

Price £215,000

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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 24/5/2005, meaning that there are 978 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 B rated which is at an approximate annual cost of £1,612 (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"

