



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(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	

Independent Estate Agents **Cardwells** Est. 1982

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HUNTERS HILL, BURY, BL9 8AP



- Semi Detached Property
- Two Double Bedrooms
- Brick Built Outhouse
- Large Open Plan Kitchen-Diner
- Gardens to Front/Side & Rear
- Ideal First Time Buy
- Close to Whitefield & Bury
- Early Viewing Advised



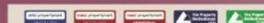
£200,000

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Cardwells Estate agents in Bury are delighted to bring to market this well presented two bedroom semi detached home. A perfect first time buy this lovely property comprises of; entrance hallway, lounge, kitchen/dining room, two double bedrooms and a shower room. Externally this property has a generous plot with gardens to the front, side and rear with the added benefit of an attached brick built outhouse currently being used as a shed. Located close to both Bury and Whitefield this property is conveniently located for commuters with easy transport links via car and tram to Manchester. 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:

Hallway Stairs to first floor. uPVC double glazed window, radiator and ceiling light point.

Lounge 11' 9" x 11' 9" (3.58m x 3.58m) uPVC double glazed window to rear aspect. wall mounted electric fire and surround. Radiator. Ceiling light point.

Kitchen/Diner 18' 2" x 9' 4" (5.53m x 2.84m) A range of wall and base units with contrasting work surfaces and tiled splash backs. Stainless steel sink and drainer. Electric hob, oven and extractor hood. uPVC double glazed window to front aspect and UPVC patio doors to rear aspect. Two radiators. Two ceiling light points.

First Floor Landing

Bedroom 1 14' 8" x 9' 8" (4.47m x 2.94m) uPVC double glazed window to rear aspect. Storage cupboard. Radiator. Ceiling light point.

Bedroom 2 9' 3" x 7' 2" (2.82m x 2.18m) uPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bathroom Shower cubicle with electric shower overhead, low flush wc, pedestal wash hand basin. Radiator. UPVC double glazed window to side aspect.

Externally Paved and landscaped gardens to the front, side and rear.

Price £200,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 £1,526 (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.

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"

