

**LILY HILL STREET, WHITEFIELD, M45 7SN**



- Mid Terraced Cottage
- Two Bedrooms
- Lounge & Kitchen-Diner
- Detached Garage to Rear
- Parking Space to Rear
- No Onward Chain
- Ideal First Time Buy
- Internal Viewing Advised



**£260,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents in Bury are delighted to bring to market and offered with no onward chain this delightful two bedroom cottage. Boasting many original features this lovely home has been extremely well cared for. Situated in a sought after area of Whitefield this property is conveniently located close to local amenities and transport links with easy access to both Whitefield and Bury and the M66. Comprising of; Entrance Hall, Lounge, Fitted Kitchen/Diner, Two Bedrooms and a Bathroom. Externally this property boasts beautiful landscaped gardens to the front and rear with a detached garage and off road parking 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:**

**Hallway** Door to lounge, ceiling light point UPVC window to front aspect.

**Lounge** 12' 9" x 12' 4" (3.88m x 3.76m) uPVC double glazed window to front aspect. Electric feature fire. Radiator. Ceiling light point. Under stairs storage.

**Kitchen/Diner** 15' 0" x 8' 0" (4.57m x 2.44m) A range of wall and base units with stainless steel sink and drainer, integrated Fridge Freezer, gas hob, double electric oven. uPVC double glazed window to rear aspect. Radiator. Two ceiling light points. Door to rear lean to.

**Rear Lean to** 4' 5" x 3' 2" (1.35m x 0.96m) Door to rear garden.

#### **First Floor Landing**

**Bedroom 1** 12' 9" x 10' 7" (3.88m x 3.22m) uPVC double glazed window to front aspect. Fitted wardrobes. Radiator. Ceiling light point. >

**Bedroom 2** 8' 2" x 6' 9" (2.49m x 2.06m) uPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

**Bathroom** Three piece suite comprising panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. uPVC double glazed window. Radiator.

**Gardens** Externally this property has a landscaped garden to the front with planted borders. To the rear a stepped landscaped garden with mature planted borders leading to a detached garage and parking space to the rear.

**Price** £260,000

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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 B rated which is at an approximate annual cost of £1,780 (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.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk)

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