

WASH LANE, BURY, BL9 7DH



- Bay Fronted Terraced
- Three Double Bedrooms
- Close to Motorway Network
- Ideal Buy to Let
- In Need of Updating
- Three Storey
- Close to Town Centre
- Offered with No Chain



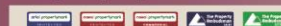
£150,000

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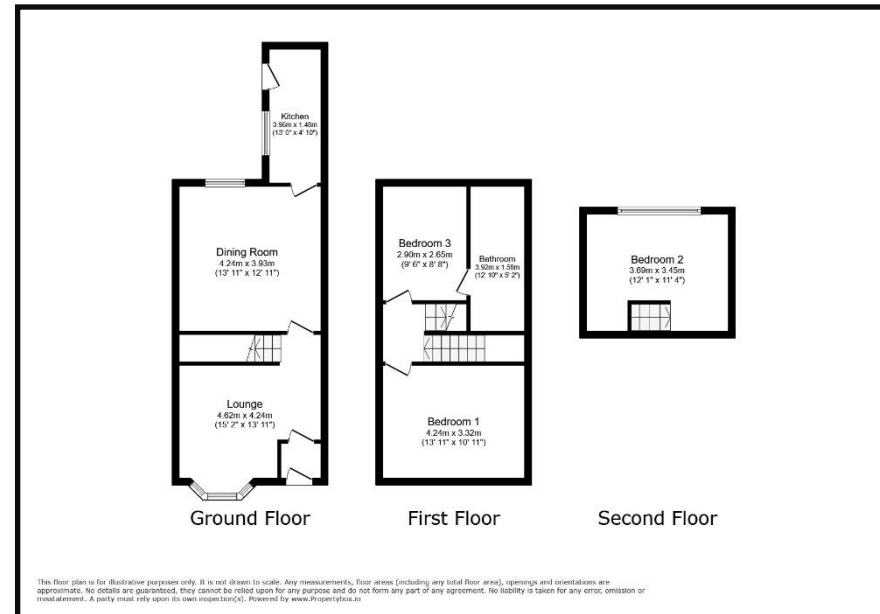
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Cardwells Estate Agents in Bury are delighted to bring to market this three-storey bay fronted mid terraced home, offered with no onward chain, the property is in need of updating but boasts spacious living accommodation over three floors. Briefly comprising of; entrance vestibule, lounge, dining room, kitchen, three bedrooms and a bathroom. Outside, the property is garden fronted, with a paved garden to the rear, there is also an outside wc and storeroom. This property is within easy access to Bury Town Centre and is close to the Motorway making it easy to Manchester and across the North West. 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 Vestibule Door to lounge.

Lounge 15' 2" x 13' 11" (4.62m x 4.24m) uPVC double glazed window to front aspect. Gas fire. Ceiling light point.

Dining Room 12' 10" x 13' 11" (3.91m x 4.24m) uPVC double glazed window to rear aspect. Gas fire. Ceiling light point. Understairs storage.

Kitchen 13' 1" x 5' 0" (3.98m x 1.52m) uPVC double glazed window and door to side aspect. A range of wall and base units. Stainless steel sink and drainer. Ceiling light point.

First Floor Landing

Bedroom 1 13' 1" x 11' 10" (3.98m x 3.60m) Double glazed window to front aspect. Gas fire. Storage cupboard. Ceiling light point.

Bedroom 2 9' 6" x 8' 8" (2.89m x 2.64m) uPVC double glazed window to rear aspect. Storage cupboard. Ceiling light point. Door to bathroom.

Bathroom uPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Loft Room/Bedroom 3 12' 1" x 11' 4" (3.68m x 3.45m) uPVC double glazed window to rear aspect. Storage in the eaves. Ceiling light point.

Externally The property is garden fronted with a rear paved garden with outhouse and outside wc.

Price £150,000

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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 22nd August 1883, meaning that there are 858 years remaining. Our clients advise us that leasehold charge is £2.00 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 £1,526 (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.

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 or visit: 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 or visiting: www.cardwells.co.uk

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"

