



Independent Estate Agents
Cardwells Est. 1982

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EASTHAM AVENUE, BURY, BL9 5HL



- Stylish Semi Detached
- Two Good Sized Bedrooms
- Fitted Dining Kitchen
- Modern Three Piece Bathroom
- Garens with Decked Area to Rear
- Popular Location
- Off Road Parking
- Early Viewing Advised



£190,000

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Located in the area just off Walmersley road this super stylish semi detached is ready to move into and would be ideal for first time buyers and downsizers alike. The accommodation is very well presented and briefly comprises entrance hall, lounge, fitted dining kitchen, two good size bedrooms, a stylish modern bathroom with three piece suite. Externally there is off-road parking to the front with a good sized garden to the rear having decking and lawned areas. This is a well presented and keenly priced property which is certain to attract a great deal of interest in the current market and early viewing is therefore advised which 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:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Laminate floor. Door through to the lounge.

Lounge 12' 10" x 11' 9" (3.9m x 3.59m) Double glazed bay window to the front elevation. Laminate floor. Radiator.

Kitchen/Diner 14' 10" x 8' 3" (4.52m x 2.51m) Double glazed window and French doors to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four ring electric hob with electric oven below and extractor hood over. Space for fridge freezer. Integrated dishwasher. Integrated washing machine. Recessed spotlights. Central heating boiler.

First Floor Landing Loft access. Double glazed windows to the side elevation.

Bedroom 1 15' 1" x 11' 9" (4.6m x 3.57m) Maximum measurements. Double glazed bay window to the front elevation. Radiator.

Bedroom 2 10' 6" x 9' 2" (3.2m x 2.79m) Double glazed window to the rear elevation. Radiator.

Bathroom 6' 11" x 5' 3" (2.1m x 1.6m) Double glazed window to the side elevation. Three piece suite comprising P shaped bath with drench head and shower screen over, vanity sink unit and close WC. Tiled floor. Tiled elevations.

Externally The front of the property has a low maintenance gravel garden area with drop curb providing off-road parking if required. The rear has a decked patio leading onto the lawn, which is fence enclosed. There is a gazebo with canopy over to make the most of those warm nights and allow for alfresco dining.

Price £190,000

Viewing 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

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 23rd July 1935, meaning that there are 910 years remaining. Our clients advise us that leasehold charge is £3.00 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 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 the detached family home is in a position which is regarded as having a "very low" risk of flooding.

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