

**66 BAGULEY CRESCENT, MIDDLETON M24 4GT**



- First Floor Flat
- Close to M60 Motorway
- One Double Bedroom
- New Electric Heating System
- Ideal FTB or Buy to Let
- Early Viewing Advised
- Popular Residential Location
- Investment Opportunity



**O/O £70,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this well presented one bedroom first floor flat in Middleton. Situated off Middleton Road and within a stones throw away from the M60 this property would suit a first time buyer or buy to let investor! Close to local amenities including Heaton Park, supermarkets and local schools. Briefly comprising of; communal entrance, Lounge, Kitchen, Bedroom and Bathroom. 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:**

**Communal Entrance** Stairs to first floor.

**Lounge** 16' 5" x 11' 2" (5.0m x 3.4m) UPVC double glazed window to front aspect. Electric wall mounted radiator. Ceiling light point. Laminate flooring.

**Kitchen** 9' 10" x 5' 7" (3.0m x 1.7m) A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Plumbed for washing machine. Radiator. UPVC double glazed window to side aspect. Ceiling light point.

**Bedroom** 11' 2" x 9' 10" (3.4m x 3.0m) UPVC double glazed window to front aspects. Radiator. Ceiling light point.

**Bathroom** 7' 7" x 4' 11" (2.3m x 1.5m) UPVC double glazed window to side aspect. Panelled bath. Low flush wc, pedestal wash hand basin. Radiator. Partially wall tiled. Ceiling light point.

**Price** O/O £70,000

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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 25th December 1966, meaning that there are 941 years remaining. Our clients advise us that leasehold charge is £5.00 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 Estate Agents Bury 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 01617611215, 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"

