



**FLAT 4 HEATON GROVE OFF MANCHESTER ROAD,
BURY, GREATER MANCHESTER BL9 9QS**



- 1 BED GROUND FLOOR**
- ELECTRIC HEATING, WINDOWS**
- NO ONWARD CHAIN DELAY**
- FITTED KITCHEN/APPLIANCES,**
- GRADE II LISTED BUILDING**
- HIGH CEILINGS, PERIOD**
- WONDERFUL LOCATION, EASY**
- FEATURES**



£115,000

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Fabulous 1 bedroom ground floor apartment in stunning grade 2 listed mansion house conversion located in wonderful setting off Manchester Rd with lovely gardens and easy private parking. The building and entrance portico is simply magnificent with tall stone pillars and is very impressive to say the least. The apartment is to the right of the entrance and is approached via a spacious entrance hall with a central ballustrated staircase. Comprises Entrance hall, lounge /diner with arch to fitted kitchen complete with appliances, one double bedroom with fitted wardrobes and a shower room[space for bath if required]. A lovely apartment having 9ft high ceilings, sash windows and certain period features. The property can only be appreciated by personal inspection which is with our highest recommendation and strictly by appointment only with Cardwells.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Magnificent stone columned entrance portico with entry phone system

Communal Entrance Hall 20' 0" x 10' 6" (6.09m x 3.20m) With central staircase and 9'6" high ceiling with details cornices

Private Entrance No. 4 is on the ground floor, right hand side when entering, integral porch opening to hall measuring 13'4" x 2'11" overall. Electric radiator, entry phone, large walk in store cupboard

Lounge/Diner 12' 3" x 11' 9" (3.73m x 3.58m) Corner position with 2 x double glazed sash windows, 2 x electric radiators, cove ceilings. Archway to:

Kitchen 9' 0" x 6' 0" (2.74m x 1.83m) Professionally fitted kitchen with oak fronted units with inset 1.5 bowl sink, base cupboards, drawers and matching wall cupboards. Built in oven/hob and extractor hood. Indesit automatic washer/drier, integrated fridge and freezer, partial wall tiling, stained glass double glazed sash windows

Bedroom One 9' 3" x 9' 3" (2.82m x 2.82m) Professionally fitted furniture to include wardrobes, drawers and top cupboards, electric radiator, double glazed sash windows

Shower Room 8' 4" x 4' 7" (2.54m x 1.40m) Glass shower cubicle with Triton shower, WC and wash basin, vanity cupboard, half tiled walls, electric radiator

Parking One space at rear of property

Gardens Communal garden areas

Price £115,000

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 125 year term which started on 1st January 1995 meaning that there are 95 years remaining. 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).

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.

