



Independent Estate Agents
Cardwells Est. 1982

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HOLME AVENUE, BURY, BL8 1HN



- Spacious End Terraced
- Three Bedrooms
- Lounge with Dual Aspect
- Fitted Dining Kitchen
- Modern Shower Room
- Low Maintenance Gardens
- No Onward Chain Delay
- Early Viewing Advised



£250,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

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This well presented, three bedroom end terraced is located in Brandlesholme and is well placed for local schools, shops and amenities and is also within easy reach of Burrs Country Park. The accommodation briefly comprises: entrance hall, lounge, fitted dining kitchen, three bedrooms and a modern shower room. Externally the property enjoys sizeable, low maintenance gardens to the front and side with driveway parking to the side. Available with no onward chain delay, early viewing is advised, there is a virtual viewing video available in the first instance. 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:

Hall Double glazed door to the side elevation leading into the hall. Stairs lead off to the first floor landing.

Lounge 15' 5" x 12' 2" (4.7m x 3.7m) Double glazed windows to the front and side elevations. Laminate floor. Living flame electric fire and sandstone surround. Radiator.

Kitchen/Diner 15' 5" x 8' 2" (4.7m x 2.5m) Double glazed windows to the rear and side elevations with double glazed door to the rear. Range of white base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas cooker. Space and plumbing for washing machine and dryer. Space for fridge and freezer. Tiled floor. Radiator.

First Floor Landing Stairs lead off the hall to the first floor landing.

Bedroom 1 11' 10" x 8' 2" (3.6m x 2.5m) Double glazed window to the front and side elevations. Radiator.

Bedroom 2 9' 2" x 8' 2" (2.8m x 2.5m) Double glazed window to the rear elevation. Laminate floor. Radiator. Over stairs storage with central heating boiler

Bedroom 3 8' 10" x 6' 11" (2.7m x 2.1m) Double glazed window to the front elevation. Radiator.

Shower Room Double glazed window to the rear elevation. Three piece suite comprising shower cubicle, vanity sink unit with storage and WC. Radiator.

Externally The front of the property has a low maintenance garden area with block paved driveway to the side leading past a gravel garden with focal planted area. The rear is also low maintenance and of a particularly good size having paved patio areas and artificial lawn. The rear garden is fence enclosed.

Price £250,000

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 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 the family home is in a position which is regarded as having "No" risk of flooding.

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"

