

**HORNE STREET, BURY, BL9 9HS**



- Two Bedrooms
- Two Reception Rooms
- Garage to Rear
- Popular Residential Area
- Ideal First Time Buy
- Early Viewing Advised
- Close to Transport Network
- Close to Bury Town Centre



**OIRO £150,000**

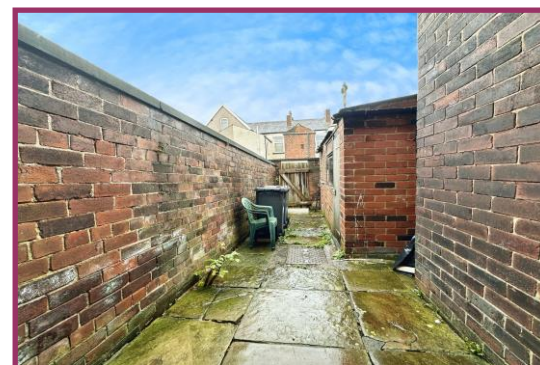
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this two bedroom, two reception room terraced home. Situated in a popular residential area just off Parkhills Road this property would suit a first time buyer. Briefly comprising of; entrance vestibule, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted and boasts a garage for off road parking to the rear. 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** Laminate flooring. Door to lounge.

**Lounge** 14' 4" x 13' 1" (4.37m x 3.98m) UPVC double glazed window to front aspect. Laminate flooring. Radiator. Two wall light points. Ceiling light point. Feature fireplace.

**Dining Room** 14' 5" x 12' 7" (4.39m x 3.83m) UPVC double glazed window to rear aspect. Radiator. Laminate flooring. Under stairs storage. Ceiling light point.

**Kitchen** 9' 0" x 6' 8" (2.74m x 2.03m) A range of wall and base units with sink and drainer. Space for cooker and fridge freezer. UPVC double glazed door to side and UPVC double glazed window to rear aspect. Ceiling light point.

#### **First Floor Landing**

**Bedroom 1** 14' 4" x 13' 1" (4.37m x 3.98m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

**Bedroom 2** 13' 1" x 7' 4" (3.98m x 2.23m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 9' 10" x 6' 7" (2.99m x 2.01m) UPVC double glazed window to rear aspect. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiled. Ceiling light point. Radiator.

**Externally** gated laid to lawn garden to front. Enclosed rear yard with Yorkshire stone and detached garage with up and over door for off road parking.

**Price** OIRO £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 29th September 1890, meaning that there are 863 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.

**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"

