



- Two Bedrooms
- Large master bedroom
- Open planned kitchen/dining room
- Less than 200m from Clarence
- Less than 200m from Fields and woodland walks
- Brand new boiler!
- No onward chain!



£180,000

BOLTON
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BURY
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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		74
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Cardwells estate agents are delighted to bring to market this well presented two bedroom mid terraced. Situated close to local amenities and just a short walk into Bury town centre this lovely home is the ideal first time buy! Situated in a quiet, friendly cul-de-sac and just 200m from Clarence park, local fields and woodland walks this beautiful home boasts a newly fitted boiler and comprises of; entrance vestibule, lounge, dining room, open plan Kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. 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 Composite door to front aspect. Door to lounge, laminate flooring.

Lounge 14' 5" x 13' 0" (4.39m x 3.96m) UPVC double glazed window to front aspect. Gas fire and feature surround. Radiator. Laminate flooring. Ceiling light point. Door to dining room.

Dining/Open Plan Kitchen 18' 3" x 12' 8" (5.56m x 3.86m) Radiator. Laminate flooring. Ceiling light point. Open plan to kitchen. A range of wall and base units with sink and drainer. Gas hob, electric oven, extractor hood. Plumbed for washing machine. Space for fridge freezer. UPVC double glazed window and door to rear aspect. Laminate flooring. Spotlighting.

First Floor Landing

Bedroom 1 14' 4" x 11' 5" (4.37m x 3.48m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 6" x 9' 3" (2.89m x 2.82m) UPVC double glazed window to rear aspect. Radiator, fitted wardrobe. Ceiling light point.

Bathroom UPVC double glazed window to rear aspect. Radiator, panelled bath with thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Wall tiled. Ceiling light point.

Externally Garden fronted with an enclosed rear paved yard.

Price £180,000

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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 18th June 1878, meaning that there are 853 years remaining. Our clients advise us that leasehold charge is £1.00 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 "No" 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 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 0161 761 1215, 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"

