



- Two Bedrooms
- Fully Modernised
- Stunning Newly Fitted Kitchen
- Modern Bathroom
- Ideal First Time Buy
- Early Viewing Advised
- Close to Transport Links
- No Onward Chain



O/O £130,000

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 beautifully refurbished two bedroom mid terraced home. Offered with no onward chain this ideal first time buy boasts modern interior and a newly fitted kitchen! Comprising; lounge, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to local amenities, Bury town centre and fantastic transport links ;This property is sure to gain a lot of interest and early viewings are highly recommended to avoid disappointment, 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:

Lounge 13' 9" x 13' 7" (4.19m x 4.14m) UPVC double glazed window to front aspect. Radiator. Electric wall mounted feature side. Stairs to first floor. Ceiling light point.

Kitchen 13' 6" x 9' 7" (4.11m x 2.92m) UPVC double glazed window and door to rear aspect. Sink and drainer. A range of wall and base units with complementing work surfaces and tiled splash back. Ceramic hob, electric oven and stainless steel extractor hood. Radiator. Spot lighting.

First Floor Landing

Bedroom 1 13' 8" x 13' 8" (4.16m x 4.16m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 12' 7" x 6' 8" (3.83m x 2.03m) UPVC double glazed window to rear aspect. Radiator. Over stairs shelving. Ceiling light point.

Bathroom 6' 8" x 6' 5" (2.03m x 1.95m) Panelled bath with electric overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiled. Chrome effect towel radiator. Spot lighting. UPVC double glazed window to rear aspect.

Externally To the front there is a gated garden path to front door with artificial grass. To the rear a paved and landscaped rear gated garden with planter.

Price O/O £130,000

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 999 year term which started on 21st June 1876, meaning that there are 849 years remaining. Our clients advise us that leasehold charge is £3.00 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 the family home is in a position which is regarded as having "No" risk of flooding.

Thinking of Selling 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"

