



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**OXFORD STREET, BURY, BL9 7EL**



- Modern Mews Property
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Bathroom & Guest WC
- Driveway Parking
- Enclosed Rear Garden
- No Onward Chain Delays



**OIRO £195,000**

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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.

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This is a fabulous opportunity to purchase a modern mews property situated within walking distance to Bury Town centre, Bury metrolink station and is close to excellent motorway networks. The property is very well presented and has been extended by the current owner by way of an orangery style conservatory to the rear and is now offered no onward chain delay making this an ideal first time buy or buy to let investment. Furniture may also be available by separate negotiation. The accommodation is well presented and briefly comprises entrance hallway with guest WC, lounge with French doors, orangery style conservatory, fitted kitchen, Two good sized double bedrooms and a family bathroom. The property has gas central heating, double glazing, water solar panels and loft conversion potential. 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](http://www.Cardwells.co.uk)

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Hall** Wooden door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Tiled floor.

**Kitchen** 8' 6" x 7' 10" (2.6m x 2.4m) Double glazed window to the front elevation. Range of base units with complementary worksurfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven under and extractor hood over. Plumbed for washing machine. Space for fridge freezer. Housing for central heating boiler. Tiled floor to match the hall.

**Lounge** 12' 11" x 12' 9" (3.93m x 3.88m) Double glazed French doors to the rear elevation leading into the orangery. Radiator.

**Orangery Style Conservatory** 10' 10" x 12' 9" (3.3m x 3.88m) Double glazed windows to two elevations. Double glazed French doors to the rear. Tiled floor. Wall mounted electric fire.

**First Floor Landing** Stairs lead off the hall to the first floor landing. Loft access with pulldown ladder.

**Bedroom 1** 12' 9" x 9' 10" (3.88m x 2.99m) Double glazed window to the rear elevation. Radiator.

**Bedroom 2** 12' 6" x 8' 6" (3.8m x 2.6m) Double glazed window to the front elevation. Radiator. Over stairs store.

**Bathroom** Three piece suite comprising bath with shower and screen over, pedestal wash handbasin and close coupled WC. Tiled elevations. Radiator.

**Externally** The front of the property enjoys driveway parking with paved path leading past planted borders and to the front door. The rear garden has been landscaped to create a lovely outdoor space with seating and beautiful planted borders. There is a wooden shed.

**Price** ORIO £195,000

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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 250 year term which started on 15th November 2012, meaning that there are 237 years remaining. Our clients advise us that leasehold charge is £250.00 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"

