



Independent Estate Agents
Cardwells Est. 1982

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MANCHESTER ROAD, BURY, BL9 9TQ



- Two Double Bedrooms
- Detached Garage
- Basement wit Potential
- Ideal First Time Buy
- Modern Kitchen & Bathroom
- Early View Advised
- Close to Transport Links
- Close to Local Amenities



£190,000

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 E: bolton@cardwells.co.uk

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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.



Cardwells estate agents are delighted to bring to market this immaculately presented two double bedroom end terraced property. Boasting a modern kitchen and bathroom this conveniently located property is close to Unsworth, Whitefield and Bury. Just a short drive to local amenities and transport links this property would suit a first time buyer! Comprising of; entrance vestibule, lounge, modern kitchen/ diner, basement, two double bedrooms and a modern four piece bathroom suite. Externally this property is garden fronted with an enclosed rear yard with a detached garage! 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 Door to lounge.

Lounge 14' 6" x 13' 6" (4.42m x 4.11m) UPVC double glazed window to front aspect. Feature fireplace surround. Radiator, ceiling light point.

Kitchen/Diner 14' 6" x 11' 6" (4.42m x 3.50m) UPVC double glazed window and door to rear aspect. A range of modern wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washer and dishwasher. Laminated flooring. Spot lighting. Radiator. Door to basement.

Basement 22.6m². Wall mounted boiler. Ceiling light point. Basement storage with potential to develop.

First Floor Landing

Bedroom 1 14' 6" x 11' 1" (4.42m x 3.38m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 17' 2" x 6' 10" (5.23m x 2.08m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Beautiful four piece suite comprising panelled bath, pedestal wash basin, low flush wc and shower cubicle with shower. Tiled walls, radiator, rear facing double glazed window.

Externally Garden fronted with an enclosed rear yard with decking area. Access to garage via side door from yard.

Detached Garage Roof needs attention, up and over door

Price £190,000

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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 14th June 1920, meaning that there are 865 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 Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

Thinking of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for

Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@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"

