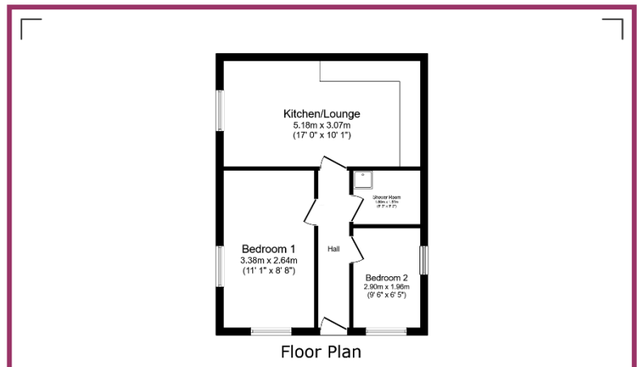

Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Cardwells Est. 1982

Independent Estate Agents Cardwells Est. 1982 ™

www.cardwells.co.uk

APARTMENT 38 THE PINES PINE STREET, HEYWOOD, OL10 1FN

- Two Bedroomed Apartment
- Own Entrance
- Ground Floor
- Immaculately Presented
- Fitted Wardrobes to both Rooms
- Modern Bathroom & Kitchen
- Secure Gated Parking
- Early Viewing Advised

£150,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.

Cardwell's estate agents are delighted to bring to market this immaculately presented two bedroom ground floor apartment. Located close to local amenities, shops and supermarkets this secure gated apartment boasts its own separate entrance and comprises; entrance hallway, open plan lounge/ kitchen, two bedrooms and a bathroom. Externally this property has parking in the gated secure car park. 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:

Hallway Laminate flooring. Radiator. Ceiling light point. Storage cupboard. Alarm panel.

Open Plan Lounge/Kitchen 17' 0" x 10' 4" (5.18m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. A range of wall and base units with gas hob, electric oven with extractor hood. stainless steel sink. Integrated fridge and freezer. Plumbed for washer. Spotlighting.

Bedroom 1 11' 8" x 8' 8" (3.55m x 2.64m) Two UPVC double glazed window to front and side aspect. Fitted wardrobes and bedside drawers. Built in shelving. Ceiling light point. Laminate flooring. Radiator.

Bedroom 2 9' 6" x 6' 5" (2.89m x 1.95m) Two UPVC double glazed windows to front and side aspect. Fitted wardrobes, drawers and vanity unit. Storage cupboard. Laminate flooring, ceiling light point. Radiator.

Bathroom 5' 3" x 5' 2" (1.60m x 1.57m) Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Wall and floor tiling. Spotlighting. Radiator. Extractor fan.

Externally This property is accessed by secure electronic gates, parking and its own separate entrance.

Price £150,000

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 17th January 1765, meaning that there are 739 years remaining. Our clients advise us that leasehold charge is £100.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is B rated which is at an approximate annual cost of £1,812 (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.

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"

Independent Estate Agents Cardwells Est. 1982