

- Stunning Mid Terraced
- Three Bedrooms
- Lounge & Fitted Kitchen-Diner
- Substantial Rear Garden
- Contemporary Interior
- Three Piece Bathroom Suite
- Convenient Location
- Early Viewing Advised



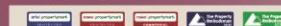
OIRO £200,000

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



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This is a superbly presented and deceptively spacious terrace property has the added advantage of having a sizable rear garden. The accommodation is very well presented and is in move in condition, currently comprising entrance hall, lounge, fitted dining kitchen, three good sized bedrooms and a family bathroom. Externally the property enjoys low maintenance garden area to the front with a deceptively spacious and very useful garden divided into three sections having raised decking area artificial lawned garden and gravel section beyond. Conveniently located for Radcliffe and the transport and shopping amenities provided there in, this lovely house would make an ideal first time by, family home or potentially even investment property. 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:

Hall Composite door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Laminate floor. Meter cupboard. Under stairs store. Radiator.

Lounge 12' 2" x 10' 2" (3.7m x 3.1m) Double glazed window to the front elevation. Radiator. Laminate floor. Wood burner recessed into chimney. Wall mounted TV point. Radiator.

Kitchen/Diner 16' 1" x 10' 2" (4.9m x 3.09m) Double glazed French door and window to the rear elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Five burner gas hob. Electric oven. Inset one and a half bowl sink and drainer. Tile splashback's. Space for American style fridge freezer. Plumbed for washing machine. Contemporary central heating radiators. Laminate floor.

First Floor Landing Stairs lead off from the hall to the first floor landing. Loft access. Laminate floor.

Bedroom 1 12' 10" x 7' 10" (3.9m x 2.4m) Double glazed bay window to the front elevation. Laminate floor. Radiator.

Bedroom 2 9' 6" x 8' 10" (2.9m x 2.7m) Double glazed window to the rear elevation. Fitted wardrobes. Laminate floor. Radiator.

Bedroom 3 7' 7" x 6' 7" (2.3m x 2.0m) Double glazed bay window to the front elevation. Radiator. Laminate floor.

Bathroom 6' 5" x 5' 11" (1.96m x 1.8m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower and screen over, vanity sink unit, dual flush WC. Tile floor. Tiled elevations. Chrome heated towel rail. Extractor fan.

Externally The front of the property enjoys a low maintenance paved garden area whilst the rear has a substantial garden currently comprising large decking area leading onto an artificial grass section with further gravel garden beyond.

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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 30th January 1936, meaning that there are 910 years remaining. Our clients advise us that leasehold charge is £5.00 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 "no" 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"

