



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

PEEL BROW, RAMSBOTTOM. BL0 0AZ



- Two Bedrooms
- Attic Room
- Two Reception Rooms
- Beautifully Presented
- Enclosed Rear Yard
- Close To Ramsbottom Town Centre
- Early Viewing Advised!



£260,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

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 Est. 1982



Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom stone terraced. Boasting two reception rooms and a loft room this generously sized home must be viewed to be appreciated! Gas central heated and double glazed throughout this lovely home comprises; entrance vestibule, lounge, dining room, kitchen, two bedrooms, four piece bathroom and an attic room. Externally this property is garden fronted with an enclosed rear yard. Situated close to superb transport links, just a short walk to Ramsbottom Town Centre with copious amounts of shops, bars and restaurants as well as numerous nature walks on the doorstep this really is the ideal first time buy! 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 leading to lounge.

Lounge 14' 8" x 14' 8" (4.47m x 4.47m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Two wall light points. Door leading to dining room.

Dining Room 14' 9" x 8' 6" (4.49m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Under-stairs storage cupboard. Stairs to first floor. Door to kitchen.

Kitchen 13' 7" x 8' 7" (4.14m x 2.61m) UPVC double glazed window and door to side aspect. A range of wall and base units with complementing work surfaces with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge and freezer and dishwasher. Ceiling light point. Radiator.

Bathroom 11' 6" x 4' 5" (3.50m x 1.35m) UPVC double glazed window to front aspect. Radiator. Ceiling light point

Bedroom 1 14' 1" x 12' 2" (4.29m x 3.71m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 8" x 8' 6" (2.94m x 2.59m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Over stairs storage cupboard. Stairs to loft room

Attic Room 14' 2" x 11' 2" (4.31m x 3.40m) Velux window. Radiator. Spotlighting. Storage in eaves.

Externally landscaped front garden with planted borders. Enclosed rear yard with outhouse housing boiler

Price £260,000

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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 11th May 1881, meaning that there are 855 years remaining. Our clients advise us that leasehold charge is £1.55 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 B rated which is at an approximate annual cost of £1,878 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

