

**BURY ROAD, TOTTINGTON. BL8 3HB**



- Two Bedroomed Terraced
- No Onward Chain
- Enclosed Rear Yard
- Gas Central Heating
- Double Glazing
- Ideal First Time Buy
- Close to Local Amenities
- Early Viewing Advised



**£175,000**

**BOLTON**

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T: 01204 381 281  
E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this two bedroom mid terraced home. Offered with no onward chain this property is located close to local amenities, transport links and just a short drive to Bury and Tottington. Benefitting from gas central heating and double glazing this property comprises; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property is garden fronted with a landscaped rear yard. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door to lounge.

**Lounge** 14' 7" x 13' 7" (4.44m x 4.14m) UPVC double glazed window to front aspect. Radiator. Wood burner and feature surround. Laminate flooring. Ceiling light point. Two wall light points.

**Kitchen** 13' 5" x 11' 3" (4.09m x 3.43m) A range of base units with stainless steel sink and drainer. Ceramic hob, electric oven. Space for fridge freezer. Wall mounted boiler. Radiator. Ceiling light point. Stairs to first floor. UPVC double glazed window and door to rear aspect.

#### **First Floor Landing**

**Bedroom 1** 14' 8" x 13' 8" (4.47m x 4.16m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard

**Bedroom 2** 11' 9" x 7' 2" (3.58m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 6' 0" x 5' 5" (1.83m x 1.65m) UPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Externally** Garden fronted with an enclosed paved rear yard.

**Price** £175,000

**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 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

**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 26th April 1872, meaning that there are 846 years remaining. Our clients advise us that leasehold charge is £2.20 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 as such the council tax is collected by Bury council. Cardwells Estate Agents Bury pre marketing research indicates that the Council Tax Band is B at an annual cost of around £1,878 per annum.

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not 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, email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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 Estate Agents Bury 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

