Independent Estate Agents Cardwells Est. 1982

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HORNE STREET, BURY, GREATER MANCHESTER

- Three bedrooms
- Solar panels
- Generous rear garden
- Two reception rooms
- Modern shower room
- Popular residential location
- Close to bury town centre
- Early viewing advised

£230,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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11 Institute St, Bolton, BL1 1PZ
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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 well presented three bedroom mid terraced. Beautifully presented this lovely home boasts newly fitted windows and doors as well as Solar panels! Situated close to good schools, collages and transport links this makes an ideal family home! Comprising; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is block paved to the front with a sizeable rear garden! Huge potential to extend subject to planning permission. 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

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Radiator. Ceiling light point. Laminate flooring. Stairs to first floor.

Lounge 14' 0" x 13' 0" (4.26m x 3.96m) UPVC double glazed bay window to front aspect. Radiator. Ceiling light point.

Dining Room 12' 9" x 12' 0" (3.88m x 3.65m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

Kitchen 9' 8" x 5' 8" (2.94m x 1.73m) UPVC double glazed window and door to rear aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Radiator. Ceiling light point. Laminate flooring.

Shower Room Shower cubicle with overhead shower. Low flush wc, wash hand basin. Radiator. Wall tiling. Wall mounted boiler. UPVC double glazed window to rear aspect. Ceiling light point.

Bedroom 1 12' 9" x 12' 11" (3.88m x 3.93m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 12' 1" x 11' 7" (3.68m x 3.53m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 3 7' 7" x 5' 9" (2.31m x 1.75m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally blocked paved landscaped front garden with a rear laid to lawn gardens and patio area to the rear.

Price £230.000

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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 04 June1970, meaning that there are 897 years remaining. 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 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"

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