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WALMERSLEY ROAD, BURY, BL9 5EY



- Mid Terraced property
- Two Bedrooms
- Lounge & Kitchen Diner
- Ideal First Time Buyer
- Close to Local Amenities
- Ideal Buy to Let Investment
- UPVC D/G & Gas C/H
- Offered with No Chain

£160,000

BOLTON

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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.

A traditional two bedroom mid terrace house, situated in a prominent position, close to good local communities including shops schools parks and transport links. The property has the advantage of no upward chain involved, making this an ideal first time purchase, buy to let investment or perhaps someone wishing to downsize. The accommodation briefly comprises, Entrance hall, lounge, kitchen dining room. Upstairs there are two good sized bedrooms and a bathroom. The property also benefits from UPVC double glazing and gas central heating. No upward chain involved Prominent position Good local amenities & transport links Easy reach of Bury & Manchester 2 bedrooms, kitchen dining room Useful cellar room Enclosed yard to rear Ideal 1st time purchase To arrange a viewing please contact Cardwells estate agents Bury, (0161) 761 1215, bury@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall UPVC double glazed front door, radiator, internal leads to:

Lounge 11' 0" x 10' 8" (3.35m x 3.25m) UPVC double glazed window front aspect, wall mounted electric fire, radiator..

Kitchen/Diner 14' 1" x 13' 6" (4.29m x 4.11m) UPVC double glazed window and door rear yard aspect, fitted wall and base units with complementary worktop surfaces, stainless steel sink units with mixer tap, space for a washing machine, space for a cooker, radiator, wooden beams to the ceiling, a doorway and steps lead down to a useful cellar room.

Cellar 13' 3" x 12' 0" (4.04m x 3.65m)

First Floor Landing Access to the loft, doors lead to:

Bedroom 1 14' 2" x 11' 3" (4.31m x 3.43m) UPVC double glazed window front aspect, built in storage cupboard.

Bedroom 2 10' 6" x 7' 7" (3.20m x 2.31m) UPVC double glazed window rear aspect, built in wardrobe, radiator.

Bathroom 13' 5" x 4' 2" (4.09m x 1.27m) UPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with a shower above, mixer tap, wash basin with mixer tap, close coupled WC, radiator, inset spotlights to the ceiling.

Externally There is an enclosed paved yard to the rear, with a gate giving access to the rear lane.

Price £160,000

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 on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Tenure We understand that the property is leasehold and is subject to the remainder of 999 year lease dated 10/10/1852.

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 £1,610 (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 the property is not set within a conservation area.

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

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