



- Mid Terraced Property
- Two Double Bedrooms
- Lounge
- Kitchen-Diner
- Gardens to Front & Rear
- Popular Location
- Ideal First Time Buy
- Early Viewing Advised



OIRO £130,000

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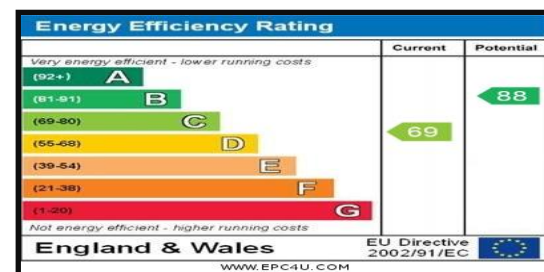
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



This two bedroom terraced property is located in a well regarded area having excellent access to Bury town centre, wide ranging amenities and transport links. The accommodation is of a good size and currently comprises entrance porch, lounge, dining kitchen, two double bedrooms and a bathroom with three piece suite. Externally the property has a low maintenance garden area to the front with a low maintenance garden to the rear having paved patio leading to artificial grass lawn area. Properties in this location tend to move quickly being ideal purchases for first time buyers, downsizers and investors alike. 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 Porch 3' 7" x 2' 7" (1.1m x 0.8m) Double glazed door to the front elevation. Double glazed windows to the sides. Door leading into the lounge.

Lounge 13' 9" x 13' 9" (4.2m x 4.2m) Double glazed window to the front elevation. Living flame gas fire recessed into chimney breast. Meter cupboard. Radiator. Walnut flooring.

Kitchen/Diner 13' 9" x 12' 6" (4.2m x 3.8m) Double glazed window and door to the rear elevation. Range of painted base units with contrasting work surfaces. Inset one and a half bowl sink and drainer. Gas cooker. Plumbed for washing machine. Space for fridge freezer. Tiled floor. Under stairs storage. Radiator. Recessed spotlights. Central heating boiler. Stairs lead off to first floor landing.

First Floor Landing Loft access with pulldown ladder leading to boarded roof space.

Bedroom 1 13' 9" x 10' 6" (4.2m x 3.2m) Double glazed window to the front elevation. Radiator.

Bedroom 2 12' 6" x 7' 7" (3.8m x 2.3m) Maximum measurements. Double glazed window to the rear elevation. Laminate floor. Radiator. Over stairs bulkhead.

Bathroom 9' 6" x 5' 7" (2.9m x 1.7m) Double window to the rear elevation. Three-piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Radiator. Chrome heated towel rail. Part tiled elevations.

Externally There are low maintenance garden areas to both front and rear.

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 21st June 1876, meaning that there are 848 years remaining

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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 set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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 meet you

Arranging a Mortgage Cardwells can introduce you to independent mortgage advisers to the whole of the mortgage market. We would be pleased to help these are the contact details: Cardwells Estate Agents Bury bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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