

MERTON STREET, BURY, BL8



- Three bedrooms
- No onward chain delay
- Two reception rooms
- Close to Bury town centre
- Ideal first time buyer
- In need of updating
- Early viewing advised
- Read yard



£160,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents in Bury are delighted to bring to market this three bedroom mid terraced home. Offered with no onward chain delay this property would make a superb refurbishment project for first time buyer! Comprising; entrance hall, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to local amenities, just a short walk or drive to Bury town centre and access to superb transport links, this property must be viewed early to avoid disappointment! 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 Hallway Radiator. Ceiling light point.

Lounge 13' 0" x 9' 0" (3.96m x 2.74m) UPVC double glazed box bay window to front aspect. Radiator. Ceiling light point. Wall mounted gas fire

Dining Room 12' 9" x 12' 2" (3.88m x 3.71m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Under stairs storage cupboard. Feature fire and surround. Door to kitchen.

Kitchen 10' 8" x 5' 8" (3.25m x 1.73m) UPVC doubled glazed window to side aspect. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Cooker. Fridge freezer. Door to rear garden. Radiator. Ceiling light point.

Bathroom UPVC double glazed window to rear aspect. Shower cubicle. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting

Bedroom 1 8' 8" x 9' 6" (2.64m x 2.89m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 9' 8" x 9' 5" (2.94m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 11' 3" x 5' 9" (3.43m x 1.75m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wall mounted combi boiler.

Externally garden fronted with an enclosed rear yard.

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 19 September 1932, meaning that there are 906 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 A rated which is at an approximate annual cost of £1,610 (at the time of writing).

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

Conservation Area 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 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.

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"

