



Independent Estate Agents
Cardwells™
 Est. 1982

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OLD ROAD, MANCHESTER, M9 8BS



- Two Bedroomed Terraced
- No Onward Chain
- Close to Transport Links
- Ideal First Time buy
- Close to Local Amenities
- Early Viewing Advised
- Gas C/H & Double Glazed
- Yard to Rear



£160,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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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.

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Cardwells estate agents are pleased to bring to market this well presented two bedroom mid terraced home. Offered with no onward chain delay this realistically priced home must be viewed early to avoid disappointment. Comprising; entrance vestibule, lounge, kitchen/diner, utility room, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to fantastic transport links, local amenities and just a short drive to Manchester town centre 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 Vestibule Door leading to lounge.

Lounge 13' 3" x 13' 1" (4.04m x 3.98m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen/Diner 11' 9" x 10' 0" (3.58m x 3.05m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Wall mounted boiler. Under stairs storage cupboard. Door to utility room.

Utility Room 10' 5" x 4' 9" (3.17m x 1.45m) UPVC double glazed window. Door to side. Radiator. Ceiling light point. Plumbed for washer and dryer.

First Floor Landing

Bathroom 10' 2" x 8' 4" (3.10m x 2.54m) UPVC double glazed window. Radiator. Panelled bath. Low flush wc. Wash hand basin. Ceiling light point.

Bedroom 1 13' 2" x 10' 0" (4.01m x 3.05m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 13' 5" x 8' 0" (4.09m x 2.44m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear yard.

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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 11th November 1891, meaning that there are 864 years remaining. Our clients advise us that leasehold charge is £2.00 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 Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (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 "No" 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"

