



CLIFTON STREET, BURY, BL9



- Recently Renovated Throughout
- Brand New Boiler
- Fully Fitted New Kitchen
- Newly Updated Electrics
- New Bathroom Suite
- No Upward Chain Delay
- Three Good Sized Bedrooms
- Early Viewings Highly Advised!



Offers Over £200,000

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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 beautifully presented and recently refurbished three-bedroom mid-terraced property, situated within a popular and convenient residential location. Finished to an excellent standard throughout, the property offers stylish, modern accommodation that is ready for the new owner to move straight into. A comprehensive programme of refurbishment has been completed, including newly fitted electrics, a modern combination boiler, new flooring and decoration throughout, together with an attractive newly fitted kitchen and contemporary bathroom suite. The accommodation begins with an entrance vestibule leading into a welcoming lounge, providing a comfortable space in which to relax. To the rear is the impressive newly fitted dining kitchen, offering ample room for both cooking and dining, making it an ideal space for everyday family life and entertaining. A separate utility room provides additional storage and practical laundry facilities. To the first floor, the property offers three well-proportioned bedrooms and a newly fitted family bathroom, finished with modern fixtures and fittings. Externally, the property is set back behind a garden frontage, while to the rear is an enclosed paved yard offering a private and low-maintenance outdoor space. Ideally located close to Clarence Park, Bury Lido, well-regarded schools, local shops and everyday amenities, the property also benefits from convenient transport links providing easy access into Bury Town Centre and the surrounding areas. This superb home would make an ideal purchase for first-time buyers, young families or anyone seeking a stylish, turn-key property requiring little or no further work. Internal and early viewing is highly recommended to fully appreciate the quality of accommodation on offer. Call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to lounge

Lounge 14' 8" x 14' 5" (4.47m x 4.39m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Kitchen 14' 5" x 8' 5" (4.39m x 2.57m) UPVC double glazed window and door. A newly fitted kitchen with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Space for dishwasher and washing machine. Spotlighting. Radiator. Stairs to first floor. Under stairs storage.

Utility Room Ceiling light point. Newly fitted combination boiler. Window.

Bathroom 8' 3" x 4' 2" (2.51m x 1.27m) UPVC double glazed window. Spotlighting. Chrome effect towel radiator. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin with light up wall mounted mirror. Wall panelling.

Bedroom 1 10' 11" x 8' 5" (3.33m x 2.57m) UPVC double glazed window. Spotlighting. Chrome effect towel radiator. Panelled bath with overhead thermostatic shower. Low flush wc. Vanity wash hand basin with light up wall mounted mirror. Wall panelling.

Bedroom 2 11' 6" x 8' 5" (3.51m x 2.57m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 11' 3" x 8' 1" (3.43m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed paved rear yard.

Viewings 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 The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, 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 £1,703 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking Of selling? 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"

