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REDMERE DRIVE, BURY, BL9 9GB



- One Bedroomed Apartment
- Balcony to Rear
- Well Presented Accommodation
- Modern Fitted Kitchen
- Open Plan Lounge
- Executive Development
- Allocated Parking
- Offered with Vacant Possession



£99,995

**BOLTON**

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

**LETTINGS & MANAGEMENT**

E: lettings@cardwells.co.uk  
T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215 E: bury@cardwells.co.uk

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. C W Pearson.

This superbly presented modern build upper floor apartment is located in a popular area on the Rushmere Park estate just off gig Lane and within close proximity to to Bury town centre, Pilsworth retail park and motorway links making this the ideal first time purchase or investment opportunity. The apartment has been newly decorated throughout, new blinds, new wood floor, Lino and carpet and has a balcony to the rear which overlooks beautiful countryside and offers something quite special for the purchaser. Early viewing is advised and can be arranged through our Bury office.

**Directions BL9 9GB**

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Hallway** Door and intercom entry system leading into the communal hall with letterboxes and stairs off to all floors.

**Apartment Hall** Door leading into the flat with loft access, alarm panel and intercom system. Radiator.

**Lounge** 17' 9" x 9' 9" (5.41m x 2.97m) Double glazed French doors to the rear overlooking the woodland views. Radiator. Arch into kitchen.

**Kitchen** 12' 9" x 29' 5" (3.89m x 8.97m) Double glazed window to the rear elevation. Range of base units with contrasting worksurfaces and matching wall mounted cabinets. Four burner gas hob with electric oven and extractor. Plumbed for washing machine. Space for fridge freezer. Central heating boiler.

**Bedroom** 12' 9" x 8' 7" (3.89m x 2.62m) Double glazed window to the front elevation.Radiator.

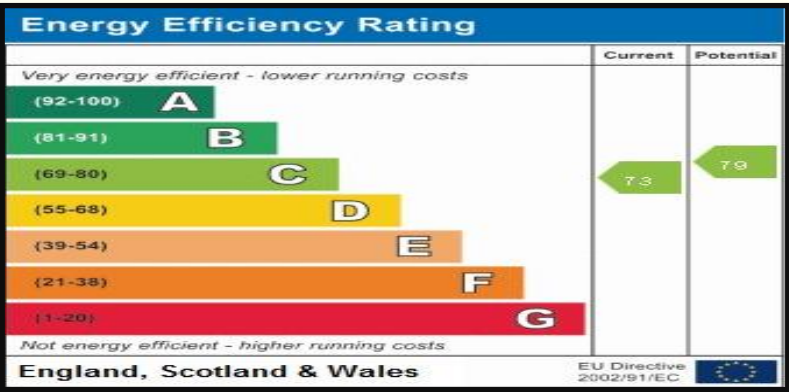
**Bathroom** 7' 5" x 5' 5" (2.26m x 1.65m) Internal room with extraction. Three piece suite comprising bath with shower and screen over, pedestal wash hand basin and close coupled WC. Part tiled elevations. Radiator. Amtico flooring.

**Externally** The property enjoys allocated parking and wonderful views to the rear.

**Price** £99,995

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP)



**Please note: all viewings are by appointment only through our BURY Office**