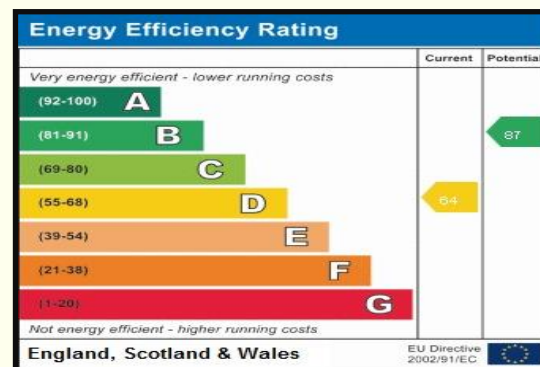


Ground Floor First Floor

Total floor area 86.6 sq.m. (933 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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BIRCH ROAD, CRUMPSALL, M8 5RT



- Two Bedroomed Terraced
- Two Reception Rooms
- Close to North Manchester Hosp
- Close to Crumpsall Park
- Ideal Investment Opportunity
- Requires Work to Max Potential
- Sold with No Upward Chain
- Early Viewing Recommended



OIRO £149,950

BOLTON

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LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

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BURY

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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. C W Pearson.

Set in a consistently popular residential area close to Crumpsall Park, North Manchester General Hospital, popular schools, shops, houses of worship and excellent travel links with easy access to the motorway network nearby is this two bedroom mid terraced property. It is fair to point out that although some work has been done (a modern fitted kitchen) the property requires works to attain its full potential. As such this may be of particular interest to cash buyers, property speculators or investors. The accommodation on offer briefly comprises: entrance hallway, bay window lounge, dining room, stylish fitted kitchen, first floor landing, two good bedrooms and a bathroom. There is UPVC double glazing, and a wall mounted maxi gas central heating boiler. Importantly the property is offered for sale with only vacant possession and no further upward chain. There is superb potential in this property which can hopefully be seen in the walk-through viewing video which is available to watch, to arrange a personal viewing please call Cardwells Estate Agents Manchester on 016 1761 1215, our visit: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 14' 3" x 3' 2" (4.344m x 0.960m) Quality double glazed stained glass entrance door, radiator.

Lounge 13' 11" x 11' 0" (4.239m x 3.345m) uPVC bay window to the front with fitted blinds, radiator, sliding doors open into the dining room.

Dining Room 13' 6" x 11' 8" (4.119m x 3.553m) uPVC double doors which open to the rear garden, radiator.

Kitchen 14' 5" x 7' 0" (4.389m x 2.138m) A stylish fitted kitchen with an excellent range of matching: drawers, basin wall cabinets, integrated fridge, integrated freezer, integrated wine chiller, oven/grill, gas hob with extractor over, stainless steel single bowl sink and drainer with mixer tap over, 2 uPVC double glazed windows, a tall feature radiator, inset ceiling spotlights, understairs storage cupboard.

First Floor Landing

Master Bedroom 14' 7" x 11' 5" (4.45m x 3.471m) 2 uPVC windows to the front with fitted blinds and curtains, radiator. At present there is an opening from the bathroom to the bedroom.

Bedroom 2 14' 3" x 7' 1" (4.348m x 2.168m) uPVC windows to the rear and the side, radiator, wall mounted maxi gas combination central heating boiler.

Bathroom 13' 0" x 9' 0" (3.973m x 2.737m) Four piece bathroom comprising: WC, wash basin &, bath with shower over, radiator, UPVC window. There is an opening from the bathroom into the master bedroom.

Externally The rear garden is fully enclosed and predominantly designed for easy maintenance being paved and enclosed by fencing, there is security lighting. Whilst to the front there is a pretty front garden with well-stocked shrubs.

Price OIRO £149,950

Chain Details The property is offered for sale with early vacant possession and no further upward chain.

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)

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 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



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