



Total floor area 84.3 sq.m. (907 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

CROFT LANE, BURY, BL9 8QH



- Mid Terraced Property
- Three Bedrooms
- Four Piece Bathroom
- Requires Cosmetic work
- Gardens to Front & Rear
- Garage/Workshop to rear
- Popular Location
- Early Viewing Advised



OIRO £140,000

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

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

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@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. R.W.L. Cardwell. & R.W. Thompson.



This three bedroomed terraced property is partway through renovation work, however a growing family now means that the owners have decided to place the property onto the market at a price to allow the new purchasers to finish off the mainly cosmetic work to their own style and standard. There are plans drawn up for new kitchen and bathroom however, the new purchaser is likely to want to create their own designs. The accommodation requires finishing, which is largely cosmetic work to include architraves, skirting boards, new carpets / flooring and decor and briefly comprises lounge, kitchen, utility hall, four piece bathroom with vaulted ceiling and skylights plus three bedrooms to the first floor. Externally the property has a good sized garage/workshop and enjoys lovely views to the rear. Properties like this are likely to be of significant interest to investors and private buyers alike and therefore early viewing is advised. Viewings can be arranged through our Cardwells Bury Branch 0161 761 1215, email bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 4" x 13' 1" (4.07m x 4.0m) Door and double glazed window to the front elevation. Radiator. Laminate flooring. Door through to the kitchen.

Kitchen 13' 4" x 10' 3" (4.07m x 3.12m) Door and double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with extractor hood over. Electric oven. Space for fridge freezer. Plumbed for dishwasher. Stairs lead off to the first floor landing. Door through to the rear hall/utility.

Rear Hall/Utility 5' 7" x 4' 7" (1.7m x 1.4m) Double glazed door to the side elevation. Plumbed for washing machine. Door leads through to the bathroom.

Bathroom 9' 5" x 5' 7" (2.86m x 1.7m) Double glazed window to the side elevation. Vaulted ceiling with two skylights. Four piece suite comprising shower, cubicle, pedestal, wash, handbasin, close, coupled WC and bath. Part tiled elevations.

First Floor Landing Stairs lead off the kitchen to the first floor landing.

Bedroom 1 13' 4" x 10' 2" (4.06m x 3.1m) Double glazed window to the rear elevation. Radiator.

Bedroom 2 13' 1" x 7' 2" (4.0m x 2.18m) Double glazed window to the front elevation. Radiator.

Bedroom 3 10' 2" x 5' 11" (3.1m x 1.8m) Double glazed window to front elevation. Radiator.

Externally The property has a garden area to the front with rear courtyard and additional land beyond which currently houses an oversize garage/workshop.

Garage/Workshop 19' 7" x 9' 10" (5.98m x 3.0m) Power and lighting.

Price OIRO £140,000

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 29th September 1862, meaning that there are 839 years remaining. Our clients advise us that leasehold charge is £1.00 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 Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,382 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Plot Size The property is set in a plot which extends to 0.2 of an acre

Flood Risk Cardwells Estate Agents Bury premarketing research indicates that the property is in a position which is regarded as having a "medium" 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

Viewing 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 1214, 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)

