

WELBECK CLOSE, WHITEFIELD, M45 8PB



- Stunning Duplex Apartment
- Two Double Bedrooms
- Bespoke Fitted Kitchen
- Stylish Lounge
- Utility Room
- Four Piece Bathroom Suite
- Bedroom with Vaulted Ceiling
- Gardens to Side & Rear



OIRO £135,000

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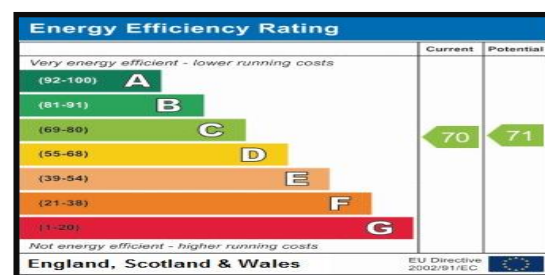
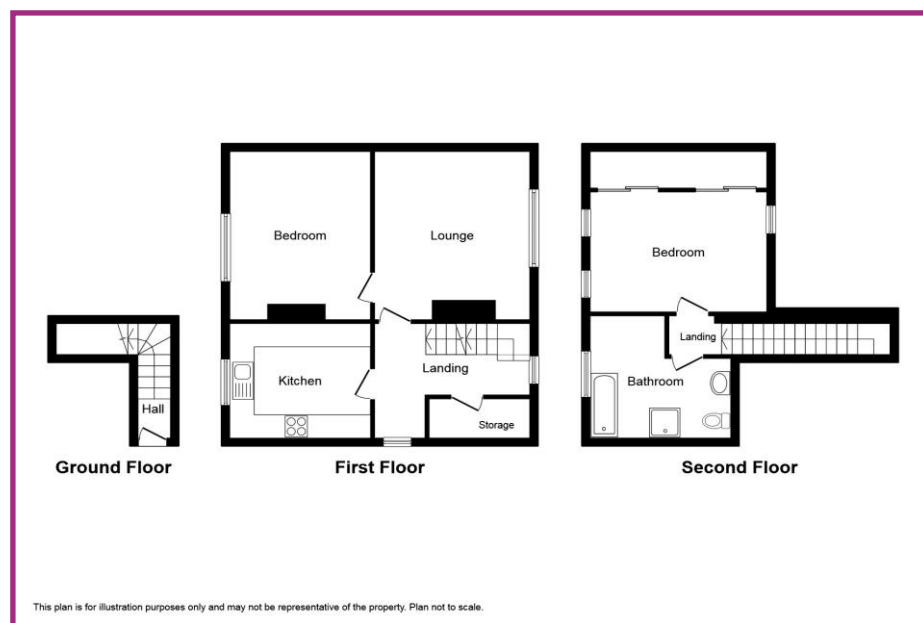
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This two bedroom duplex apartment has to be one of the nicest we have seen in some time. The current owner has remodelled, updated and presented the accommodation to a very high standard and it requires viewing to fully appreciate the quality and size of accommodation on offer. Accommodation briefly comprises entrance hallway with stairs leading up to the main living accommodation which is lounge, beautiful modern fitted kitchen, bedroom, utility room. Stairs lead off to the master bedroom floor with master bedroom having a wall of fitted wardrobes vaulted ceiling and the bathroom is also on this floor which comprises a four piece modern suite. Viewing is absolutely essential to fully appreciate that the property also benefits from gardens to the side and rear. Initial viewings should be there via our virtual viewing video and then in person arranged through our Bury office.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Double glazed door to the side elevation leading into the entrance hall with stairs leading up to the first floor landing.

First Floor Landing Stairs lead off to the second floor.

Lounge 12' 6" x 12' 2" (3.8m x 3.7m) Double glazed window to the front elevation. Laminate floor. Focal fireplace. Radiator. Decorative coving.

Kitchen 11' 2" x 12' 2" (3.4m x 3.7m) Double glazed window to the rear elevation. Range of high-gloss base units with contrasting marble work surface granite work surface and matching wall mounted cabinets. Inset sink and drainer. Five burner gas hob with extractor hood over and electric oven under. Integrated dishwasher fridge and freezer. Laminate floor

Utility room Plumbed for washing machine. Central heating boiler.

Guest Bedroom 11' 2" x 10' 10" (3.4m x 3.3m) Double glazed window to the rear elevation. Radiator.

2nd Floor Landing

Master bedroom 14' 1" x 12' 6" (4.3m x 3.8m) Three skylight windows. Fitted wardrobes. Radiator.

Bathroom 10' 10" x 9' 6" (3.3m x 2.9m) Skylight window. Modern four piece suite comprising Jacuzzi bath, circular shower cubicle, dual flush WC and vanity sink unit. Tiled floor. Part tiled elevations. Chrome heated towel rail

Externally The property benefits from gardens to the side and rear the rear being of a particularly good size and is well tended having artificial grass and raised flowerbed borders.

Price £135,000

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term which started on 1st December 2002, meaning that there are 104 years remaining. Our clients advise us that leasehold charge is £10.00 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 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 a "very low" risk of flooding.

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 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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"

