

- Garden Fronted
- Mid Terraced Home
- Two Bedrooms
- Two Reception Rooms
- Low Maintenance rear Yard
- Gas Central Heating
- Double Glazing
- Close to Bury Town Centre



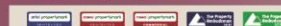
£155,000

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Beautifully presented garden fronted mid terraced home located close to Bury town centre. Internally the accommodation comprises a lounge, dining room and kitchen to the ground floor with two bedrooms and a shower room to the first floor. Further benefits to the property include gas central heating, double glazing and a low maintenance rear yard. For further information and to arrange a viewing please contact Cardwells Estate Agents Bury on 01617611215 or email ourselves bury@cardwells.co.uk or alternatively visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Door into the lounge.

Lounge 14' 2" x 14' 2" (4.31m x 4.31m) Ceiling light point, radiator, double glazed window to the front, living flame gas fire and surround.

Dining Room 14' 2" x 13' 7" (4.32m x 4.15m) Ceiling light point, laminate effect flooring, double glazed french doors to the rear, radiator.

Kitchen 9' 8" x 7' 10" (2.95m x 2.39m) Ceiling light point, radiator, double glazed window to the side, fitted wall and base units with extractor fan, integrated electric job and oven, space for a washing machine and fridge freezer, ceramic sink with mixer tap and drainer, tiled splashback to the walls.

First Floor Landing Ceiling light point, radiator, loft access.

Bedroom 1 14' 1" x 14' 0" (4.29m x 4.27m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2 10' 6" x 7' 9" (3.19m x 2.37m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom 7' 5" x 6' 6" (2.25m x 1.98m) Ceiling light point, double glazed window to the rear, heated towel rail, Wc, pedestal sink, walk in shower cubicle, tiled walls.

Externally To the front of the property there is a beautiful and well stocked garden with the rear having a low maintenance garden with the potential for off road parking.

Price £155,000

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 26th October 1873, meaning that there are 848 years remaining. Our clients advise us that leasehold charge is £1.75 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 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"

