

BRITAIN STREET, BURY, BL9 9PB



- Extended Mid Terraced
- Garden Fronted
- Three Bedrooms
- Two Reception Rooms
- Good Sized Rear Garden
- No Onward Chain
- Ideal FTB/Investor
- Close to Local Transport Links



£180,000

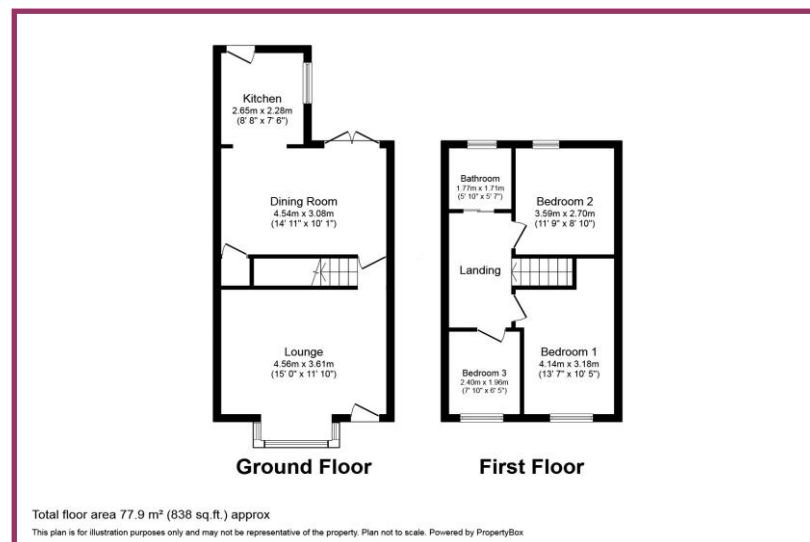
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Superb opportunity to purchase a good sized, garden fronted mid terraced property, situated just off Manchester Road in Bury which is offered for sale with no onward chain. This extended mid terraced property comprises a lounge, dining room and fitted kitchen to the ground floor with three bedrooms and a modern fitted bathroom to the first floor. Externally the property has a gravelled front garden and to the rear there is an enclosed yard which is fully decked with wooden shed and a gate to the rear. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 15' 0" x 11' 10" (4.56m x 3.61m) Downlights, double glazed bay window to the front, radiator, laminate effect flooring.

Dining Room 14' 11" x 10' 1" (4.54m x 3.08m) Ceiling light point, understairs storage, radiator, double glazed french doors leading onto the decking at the rear, laminate effect flooring.

Kitchen 8' 8" x 7' 6" (2.65m x 2.28m) Downlights, double glazed door to the rear, double glazed door to the side, laminate effect flooring, fitted wall and base units with extractor fan, integrated gas job and electric oven, space for a washing machine and a fridge/freezer, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

First Floor Landing Wall light, loft access.

Bedroom 1 13' 7" x 10' 5" (4.14m x 3.18m) Ceiling light point, double glazed window to the front, radiator, exposed wooden floorboards.

Bedroom 2 11' 9" x 8' 10" (3.59m x 2.70m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom 3 7' 10" x 6' 5" (2.40m x 1.96m) Ceiling light point, double glazed window to the front, radiator.

Bathroom 5' 10" x 5' 7" (1.77m x 1.71m) Downlights, double glazed window to the rear, Wc, pedestal sink, panelled bath with shower over, ladder radiator, tiled floor and walls, extractor fan.

Externally To the front of the property there is a gravelled front garden and to the rear there is an enclosed yard which is fully decked with wooden shed and a gate to the rear.

Price £180,000

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 13th March 1936, meaning that there are 909 years remaining. 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.

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"

