

WASH LANE, BURY, BL9 7DH



- End Terraced Home
- Two Bedrooms
- Ideal First Home
- 4 Piece Bathroom Suite
- Fantastic Transport Link
- Modern Fitted Kitchen
- Close to Schools
- Great Location

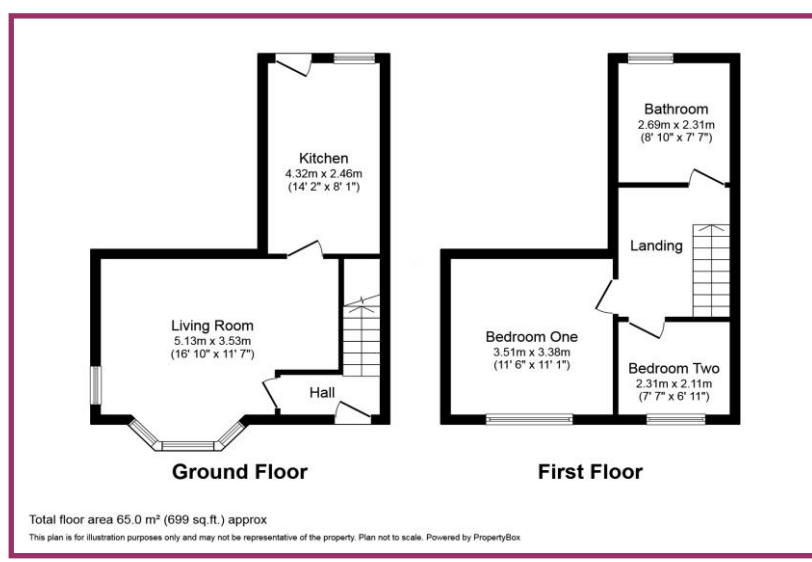


OIRO £130,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		59	80
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Located just outside Bury town centre and handily placed for good access to the M66 motorway network is this well presented end terraced property. Internally the property comprises an entrance hallway, good sized lounge with dual aspect windows letting in natural light and a spacious modern fitted kitchen to the ground floor. To the first floor there are two good sized bedrooms and a four piece bathroom suite incorporating a wc, pedestal sink, panelled bath and walk-in shower cubicle. Externally there is gated access to a pathway which leads to the front door and a garden area. At the rear of the house there's a low maintenance enclosed rear yard with gate leading to the rear. For further information contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, radiator, laminate effect flooring.

Lounge 17' 7" x 11' 9" (5.35m x 3.57m) Ceiling light point, laminate effect flooring, double glazed bay window to the front, double glazed window to the side, radiator.

Kitchen 14' 7" x 8' 0" (4.44m x 2.43m) Downlights, double glazed window to the rear, double glazed door to the rear yard, radiator, under stairs storage, fitted wall and base units with extractor fan, gas hob and integrated electric oven, space for a washing machine and a fridge/freezer.

First Floor Landing Ceiling light point, loft access.

Bedroom 1 12' 8" x 11' 10" (3.87m x 3.61m) Ceiling light point, double glazed window to the front, radiator.

Bedroom 2 7' 5" x 6' 11" (2.27m x 2.10m) Ceiling light point, double glazed window to the front, radiator.

Bathroom 8' 9" x 7' 11" (2.66m x 2.41m) Four piece bathroom suite incorporating a wc, pedestal sink, walking shower cubicle, panelled bath, towel ladder radiator, tiled splashback to the walls, extractor fan, vinyl flooring.

Externally To the front of the property there is gated access to a pathway which leads to the front door and a garden area. At the rear of the house there's a low maintenance enclosed rear yard with gate leading to the rear.

Price OIRO £130,000

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

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 24th December 1882, meaning that there are 858 years remaining. Our clients advise us that leasehold charge is £2.00 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.

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"

