

BROAD OAK TERRACE, BURY, BL9 7ST



- AUCTION SALE
- Quirky Cottage
- Requires Modernisation
- Lounge, Kitchen, Conservatory
- Garage & Three Gardens
- No Onward Chain Delay
- Two Bedrooms
- Viewing Essential



GUIDE PRICE £115,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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**** AUCTION SALE **** Offered for sale in conjunction with PUGH & Co Auction Date 27th - 28th February
This hidden gem of a quirky cottage is located in grounds on the fringe of Fairfield Hospital and has much to offer, including garage and additional gardens - see the aerial photograph with land outlined in blue. Requiring modernisation, the accommodation briefly comprises entrance, vestibule, hallway, kitchen, lounge with flag floor, lean to conservatory, two bedrooms and a three-piece shower room. Externally, there is a garden to the rear with further garden areas to the front and additional garden set away from the property to the side, including a garage. Offered with No Onward Chain Delay, viewings can be arranged 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:

Vestibule Glazed door to the front elevation leading into the vestibule. Door leading into the hall.

Hall Stairs lead off the hall to the first floor, landing. Doors lead into the lounge and the kitchen.

Kitchen 9' 11" x 9' 10" (3.02m x 3.0m) Double glazed window to the front elevation. Range of base units with wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Central heating boiler.

Lounge 14' 1" x 13' 5" (4.3m x 4.1m) Double glazed window to the rear elevation. Stable door leading into the lean to conservatory. Flagged floor. beamed ceiling. Focal fireplace.

Lean to conservatory 14' 1" x 9' 6" (4.3m x 2.9m) Double glazed window and door to the rear elevation. Power and lighting.

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

Bedroom 1 14' 1" x 7' 7" (4.3m x 2.3m) Two double glazed windows to the front elevation. Store cupboard. Radiator.

Bedroom 2 14' 1" x 10' 2" (4.28m x 3.10m) Double glazed window to the elevation. Radiator.

Bathroom Shower cubicle, close cup WC and vanity sink unit. Tiled elevations. Radiator. Loft access.

Price Guide Price £115,000

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 21st April 1983, meaning that there are 958 years remaining. Our clients advise us that leasehold charge is £3.00 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 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"

