



Independent Estate Agents
Cardwells Est. 1982

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NASEBY WALK, WHITEFIELD, M45 8JU



- No Onward Chain
- Three Bedrooms
- Modern Shower Room
- Front & Rear Gardens
- Needs Decoration/Heating System
- Separate garage
- Double Glazed
- Close to Amenities & Schools



OIRO £160,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located within the always popular area of Whitefield is this three bedroom terraced property which is offered for sale with no onward chain. The property has recently had a modern kitchen and shower room installed, but will require decoration and also the heating system to be upgraded. You enter the property via a double glazed porch to a good sized lounge with picture window to the front. The kitchen/dining room has been modernised with new fitted wall and base units. There are also integrated appliances such as a Neff extractor fan, Neff gas hob and Neff electric oven along with an integrated slimline dishwasher, washing machine and dryer. To the first floor there are three good sized bedrooms which will need the modern touch applying along with a recently fitted shower room incorporating a wc, pedestal sink and large shower cubicle. Externally there is a lawned garden to the front and to the rear there is a lawned garden with flower beds to one side. There is also a garage which belongs to the property which can be accessed via the entry at the end of the block. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch

Lounge 15' 1" x 12' 11" (4.61m x 3.94m) Ceiling light point, double glazed window to the front.

Kitchen/Diner 15' 1" x 10' 1" (4.59m x 3.08m) Ceiling light point, double glazed window to the rear, double glazed sliding patio doors to the rear, under stairs storage, fitted wall and base units with extractor fan, gas hob, electric oven, integrated slimline dishwasher, washing machine, dryer, space for a fridge freezer

First Floor Landing Ceiling light point, loft access

Bedroom 1 13' 0" x 8' 6" (3.97m x 2.58m) Ceiling light point, double glazed window to the front.

Bedroom 2 10' 4" x 8' 5" (3.15m x 2.57m) Ceiling light point, double glazed window to the rear.

Bedroom 3 10' 0" x 6' 6" (3.05m x 1.98m) Ceiling light point, double glazed window to the front, fitted wardrobes.

Bathroom 6' 4" x 5' 5" (1.94m x 1.66m) Ceiling light point, double glazed window to the rear, wc, pedestal sink, walk in shower cubicle.

Externally The front of the property there is a lawned garden and to the rear there is a lawned garden with flower beds to one side. There is also a garage which belongs to the property which can be accessed via the entry at the end of the block.

Price OIRO £160,000

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 1st January 1972, meaning that there are 947 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 B rated which is at an approximate annual cost of £1,612 (at the time of writing).

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"

