



Independent Estate Agents
Cardwells Est. 1982

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RAMSEY GROVE, BURY, BL8 2RE



- Attractive Terraced House
- Three Good Sized Bedrooms
- Stylish Lounge
- Fitted Dining Kitchen
- Three Piece Bathroom Suite
- Low Maintenance Gardens
- Sought After Location
- Early Viewing Advised



OIRO £180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		72	89
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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This is a well designed three bedroom mid terrace property which is very attractive and in move in condition. The accommodation has been well thought out to provide good sized bedrooms with stylish decorative features throughout. The accommodation comprises entrance hallway, attractive lounge, fitted dining kitchen, three bedrooms and a bathroom with modern three piece suite. Externally, there are garden areas to both front and rear. This property is located in a very well regarded area. Having excellent access for schooling and wide range of amenities. Ramsey Grove itself is a pretty street and early viewing of this property is strongly advised and 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:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Door through to the lounge.

Lounge 14' 1" x 12' 6" (4.3m x 3.8m) Double glazed window to the front elevation. Wall mounted fire. Radiator. Door leading through to the dining kitchen.

Kitchen/Diner 15' 5" x 9' 10" (4.7m x 3.0m) Double glazed window and door to the rear elevation. Attractive range of base units with contrasting work surface and matching wall mounted cabinets. Inset sink and drainer, ceramic hob with electric oven under. Space and plumbing for fridge freezer and washing machine. Under stairs storage. Opens onto the dining area.

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

Bedroom 1 11' 2" x 9' 10" (3.4m x 3.0m) Double glazed window to the rear elevation. Radiator.

Bedroom 2 9' 2" x 8' 11" (2.8m x 2.72m) Double glazed window to the front elevation. Radiator.

Bedroom 3 12' 2" x 7' 7" (3.7m x 2.3m) Double glazed window to the front elevation. Radiator.

Bathroom 7' 3" x 5' 3" (2.2m x 1.6m) Double glazed window to the rear elevation. Modern three piece suite comprising bath with shower and screen over, pedestal wash handbasin and close coupled WC. Aqua panels to the walls. Vinyl flooring.

Externally The front of the property enjoys a paved front garden laid to gravel and paving making a low maintenance enjoyable area. The rear has a large courtyard garden again, low maintenance being laid to paving and gravel, making it ideal for alfresco dining. Fence enclosed with gated access to the rear.

Price OIRO £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 1st January 1926, meaning that there are 901 years remaining. Our clients advise us that leasehold charge is £2.50 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 B rated which is at an approximate annual cost of £1,612 (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 the property 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

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