

**STEPHEN STREET SOUTH, BURY, BL8 2NT**



- End Terraced Property
- Three Bedrooms
- Two Reception Room
- Fitted Kitchen
- Three Piece Bathroom
- Gardens to Front & Rear
- Requires some Updating
- No Onward Chain Delays



**£150,000**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Located in a popular area just off Bolton Road this three bedroom end terraced property requires some cosmetic updating but is deceptively spacious and represents excellent value for money affording the opportunity to personalise and potentially add value. The accommodation comprises vestibule, hall, lounge, dining room, separate kitchen, three bedrooms and a three piece bathroom. Externally the property has gardens to the front and rear and is available with no onward chain delays. 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:**

**Vestibule** Double glazed door to the front elevation leading into the vestibule. Door leading into the hall.

**Hallway** Stairs lead off to the first floor landing.

**Lounge** 12' 6" x 10' 10" (3.8m x 3.3m) Double glazed window to the front elevation. Radiator. Meter cupboard.

**Dining Room** 14' 7" x 13' 5" (4.45m x 4.1m) Double glazed window to the rear elevation. Under stairs storage. Radiator.

**Kitchen** 8' 3" x 7' 10" (2.52m x 2.39m) Double glazed window to the rear elevation with double glazed door to the side. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Electric hob and oven. Inset sink and drainer. Plumbed for washing machine. Radiator. Central heating boiler.

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

**Bedroom 1** 12' 8" x 9' 2" (3.85m x 2.8m) Double glazed window to the front elevation. Radiator.

**Bedroom 2** 10' 7" x 7' 3" (3.22m x 2.2m) Double glazed window to the rear elevation. Radiator.

**Bedroom 3** 18' 8" x 4' 11" (5.7m x 1.5m) Double glazed window to the side elevation. Radiator.

**Bathroom** Double glazed window to the rear elevation. Three piece suite comprising bath, pedestal wash handbasin and close coupled WC. Part tiled elevations.

**Externally** The front of the property has a low maintenance gravel garden with planted insert whilst the rear has a low maintenance paved yard area with pedestrian access to the rear.

**Price** £150,000

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**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 May 1897, meaning that there are 871 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 £1,526 (at the time of writing).

**Conservation Area** 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 £1,526 (at the time of writing).

**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.

**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"

