

BATTERSBY STREET, BURY, BL9 7SG



- Two Bedroom End Terraced
- Two Reception Rooms
- Close to Fairfield Hospital
- Beautifully Presented
- Ideal First Time Buy!
- Internal Viewing Advised
- Modern Bathroom
- Enclosed Front and Rear Gardens



£185,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

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.



Cardwells Estate Agents in Bury are delighted to bring to market this beautifully presented two bedroom end of terraced. Boasting two great sized reception rooms and a kitchen extension this lovely home is conveniently situated close to Fairfield hospital with accessible transport links to Bury and Rochdale. This property would suit first time buyers and buy to let investors alike and must be to fully appreciate! In brief, the accommodation comprises of entrance, vestibule, lounge, dining room, kitchen, two bedrooms and a family bathroom, externally this Property has an enclosed front garden and an enclosed rear yard. 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:

Entrance Vestibule Door leading to lounge.

Lounge 14' 6" x 13' 5" (4.42m x 4.09m) uPVC double glazed window to front aspect. Radiator. Feature fireplace. Two wall mounted light points. Ceiling light point. Door to dining room

Dining Room 13' 4" x 12' 4" (4.06m x 3.76m) uPVC double glazed window to side aspect. Radiator. Ceiling light point. Stairs to 1st floor, door to kitchen.

Kitchen 12' 2" x 8' 3" (3.71m x 2.51m) A range of wall and base units with stainless steel sink and drainer. Electric hob and oven with extractor hood over. Plumbed for washing machine. integrated fridge and freezer. Wall mounted boiler. uPVC double glazed window and door to rear aspect. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 12' 6" x 9' 7" (3.81m x 2.92m) uPVC double glaze window to rear aspect . Radiator. Storage cupboard. Ceiling light point

Bedroom 2 12' 2" x 8' 8" (3.71m x 2.64m) UPVC double glaze window to front aspect. Radiator, ceiling light point and built-in wardrobe.

Bathroom Panelled bath with overhead shower, pedal wash hand basin, low flush WC. Chrome, effect, towel, radiator, spotlighting, and UPVC double glazed window to side aspect.

Externally Enclosed front garden & enclosed yard to rear.

Price £185,000

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 25th December 1907, meaning that there are 850 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 the property 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"

