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MANCHESTER ROAD, BURY, BL9 9SH



- Attractive Mid Terrace Property
- Two Reception Rooms
- Fitted Kitchen
- Two Sizeable Bedrooms
- Three Piece Shower Room
- Useful Cellar Area
- No Onward Chain Delay
- Early Viewing Advised



£245,000

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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.



This is a very attractive and substantially sized terraced house located on Manchester Road with excellent access to both Bury and Whitefield facilities. The accommodation is deceptively spacious and offers great potential to convert into additional bedrooms if required. The current accommodation briefly comprises vestibule, hall, two reception rooms, fitted kitchen, two large bedrooms, internal storeroom, fitted bathroom and a very useful cellar area with light tunnel. Externally the property has a garden area to the front and courtyard to the rear. It is fair to say that the property requires some updating, mainly cosmetic but it does offer the perfect opportunity to create your own style and taste, and potentially additional bedrooms if desired. 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. Wooden floor. Dado rail. Glazed door into the hallway.

Hallway 12' 6" x 4' 3" (3.8m x 1.3m) Stairs lead off to the first floor landing. Dado rail. Radiator.

Lounge 13' 5" x 12' 10" (4.1m x 3.9m) Double glazed window to the front elevation. Radiator. Twin glazed sliding doors leading into the dining room.

Dining Room 14' 9" x 14' 9" (4.5m x 4.5m) Double glazed window to the rear elevation. Radiator.

Kitchen 16' 1" x 8' 6" (4.9m x 2.6m) Double glazed door and two double glazed windows to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric double oven. Integrated fridge and freezer. Plumbed for washing machine. Radiator. Stairs lead down to the cellar rooms.

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

Bedroom 1 18' 7" x 13' 7" (5.67m x 4.13m) Two double glazed windows to the front elevation. Fitted wardrobes and dressing table. Radiator. Scope to convert into two rooms.

Bedroom 2 14' 4" x 12' 8" (4.37m x 3.86m) Double glazed window to rear elevation. Range of fitted wardrobes, including dressing table. Radiator.

Internal Room/Store 5' 3" x 4' 3" (1.6m x 1.29m)

Bathroom 12' 0" x 8' 10" (3.67m x 2.7m) Double glazed windows to the rear and side elevations. Three-piece suite, comprising oversize shower cubicle, pedestal wash hand basin and close coupled WC. Tiled elevations. Radiator.

Cellar 13' 9" x 9' 10" (4.2m x 3.0m) Steps lead down from the kitchen to the cellar areas. Two rooms. Flagged floor. Meter cupboards.

Externally The front of the property has a paved path leading to the front door and past a planted mature garden which is hedge enclosed. The rear has a paved courtyard area.

Price £245,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 £1,780 (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.

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"

