

**LILY HILL STREET, WHITEFIELD. M45 7SN**



- Mid Terraced Cottage
- Lounge & Kitchen-Diner
- Two Bedrooms
- Generous Gardens to Front/Rear
- Sought After Location
- Ideal First Home
- No Onward Chain
- Early Viewing Advised



**O.I.R.O £240,000**

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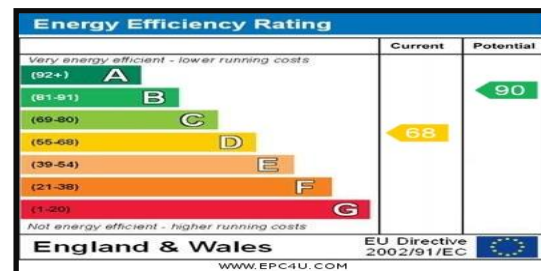
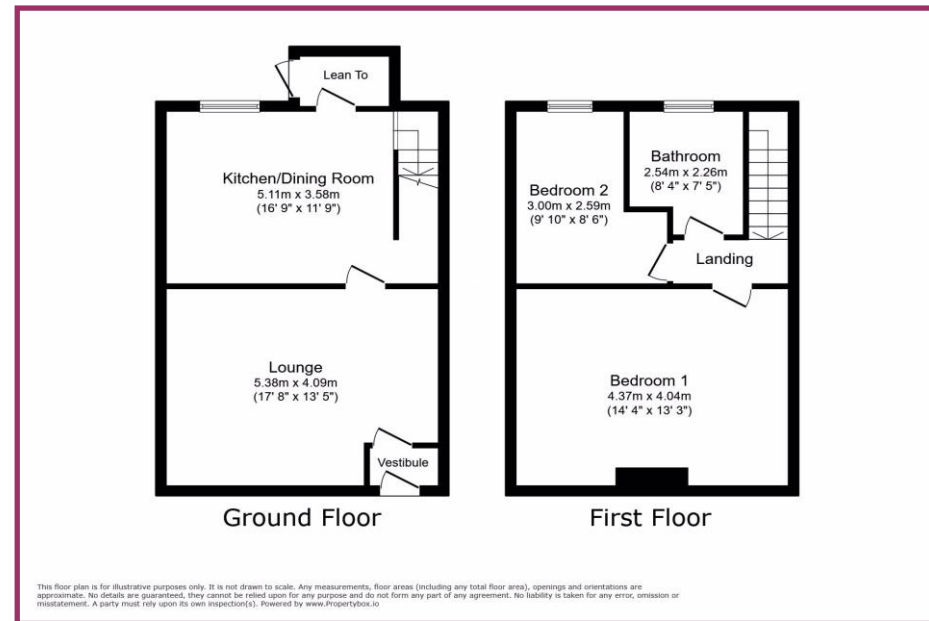
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this lovely two bedroom cottage on Lily Hill Street in Whitefield. This charming home is offered with no onward chain and comprises of; Entrance Vestibule, Lounge, Kitchen/Diner, Lean to, Two Bedrooms and a Shower Room. Externally this cottage boasts a large gated garden to the front with an enclosed rear garden with the potential for off road parking! Conveniently located close to local transport links to Whitefield, Manchester and Bury town centre, this property would suit a first time buyer! 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door to lounge.

**Lounge** 14' 4" x 13' 5" (4.37m x 4.09m) uPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to kitchen.

**Kitchen/Diner** 11' 9" x 8' 6" (3.58m x 2.59m) A range of wall and base units with stainless steel sink and drainer. Electric hob and oven with extractor hood over. uPVC double glazed window to rear aspect. Door to lean to. Stairs to first floor. Radiator. Ceiling light point.

#### **First Floor Landing**

**Master Bedroom** 14' 4" x 13' 5" (4.37m x 4.09m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 8' 6" x 5' 8" (2.59m x 1.73m)

**Shower Room** Shower cubicle with electric shower over. Low flush wc, pedestal wash hand basin. Radiator. Ceiling light point. Window to rear aspect.

**Externally** . Externally this cottage boasts a large gated garden to the front with an enclosed rear garden with the potential for off road parking!

**Price** £240,000

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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.

**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"

