



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**GORDON STREET, LEIGH, WN7 1RU**



- Mid Terraced Property
- Offered with no Onward Chain
- Close to Parsonage Retail Park
- Close to Town Centre
- Ideal Buy to Let/First Time Buy
- Two Double Bedrooms
- Lounge & Kitchen/Diner
- Early Viewing Advised



**£110,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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

Independent Estate Agents  
**Cardwells** Est. 1982





Cardwells Estate Agents are delighted to bring to market this two-bedroom mid terraced home. Situated close to parsonage retail park and local amenities this property would suit a first-time buyer or buy to let investor! Offered with no onward chain this property briefly comprises of; Entrance vestibule, lounge, Kitchen/Diner, Two double bedrooms and a four-piece bathroom. Externally this property is garden fronted with an enclosed block paved rear garden. 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 the lounge.

**Lounge** 14' 0" x 13' 7" (4.26m x 4.14m) uPVC double glazed window to front aspect. Radiator. Two wall lights. One ceiling light point.

**Kitchen/Diner** 14' 0" x 10' 2" (4.26m x 3.10m) A range of wall and base units with stainless steel sink and drainer. Two hardwood double glazed windows to rear aspect. Door to rear aspect. Ceiling light point. Radiator.

### **First Floor Landing**

**Bedroom 1** 11' 8" x 10' 8" (3.55m x 3.25m) Fitted wardrobe with sliding mirrored doors. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 16' 3" x 6' 8" (4.95m x 2.03m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point. Wall mounted boiler.

**Bathroom** Four piece suite comprising panelled bath. Shower cubicle with shower over. Low flush wc. Pedestal wash hand basin. Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Garden fronted with an enclosed block paved rear drive.

**Price** £110,000

**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 24th November 1901, meaning that there are 868 years remaining. Our clients advise us that leasehold charge is £5.00 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 Wigan and is therefore liable for Wigan Council Tax. The property is A rated which is at an approximate annual cost of £1,282 (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"

