



Independent Estate Agents
Cardwells Est. 1982

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HALVARD AVENUE, BURY, BL9 6PS



- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Offered with no Onward Chain
- Walking Distance to Local Shops
- Close to Lido & Clarence Park
- Early Viewing Advised



£190,000

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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 three bedroom mid terraced. Situated just off Walmersley Road and within walking distance to Chesham Primary school this spacious property would suit a growing family! Offered with no onward chain this property boast two reception rooms as well as a modern Kitchen and Bathroom! Briefly comprising of; Entrance vestibule, Hallway, Lounge, dining room, kitchen, three bedrooms and a four piece bathroom. Externally this property is garden fronted with an enclosed rear yard and decking area. 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 to hallway

Hallway Laminate flooring, ceiling light point. Radiator. Stairs to first floor.

Lounge 13' 1" x 11' 3" (3.98m x 3.43m) uPVC double glazed window to front aspect. Feature fireplace and surround. Laminate flooring. Radiator. Ceiling light point.

Dining Room 13' 6" x 13' 6" (4.11m x 4.11m) UPVC double glazed patio doors to rear aspect. Understairs storage. Feature fire place and surround. Floor to ceiling storage cupboard. Laminate flooring. Radiator. Ceiling light point. Door to kitchen.

Kitchen 11' 9" x 7' 4" (3.58m x 2.23m) A range of modern wall and base units with integrated fridge freezer. Inset gas hob, gas oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine. UPVC double glazed window to side aspect. Boiler. Ceiling light point. Radiator.

First Floor Landing

Bedroom 1 11' 8" x 8' 7" (3.55m x 2.61m) UPVC double glazed window to front aspect. Ceiling light point. Feature fire place.

Bedroom 2 10' 8" x 7' 4" (3.25m x 2.23m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 11' 8" x 6' 9" (3.55m x 2.06m) uPVC double glazed window to front aspect. Radiator.

Bathroom Four piece suite comprising panelled bath, shower cubicle with overhead shower. Low flush wc, wash hand basin. UPVC double glazed window to rear aspect. Spotlighting. Towel radiator.

Externally Garden fronted with an enclosed rear paved yard. Outhouse and decking area.

Price £190,000

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 17th November 1919, meaning that there are 8482years 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 B rated which is at an approximate annual cost of £1,790 (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.

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

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"

