

LIMESDALE CLOSE, BRADLEY FOLD, BL2 6SH



- Two Bedroomed Semi Detached
- Drive for Numerous Cars
- Detached Garage
- Ideal First Time Buy
- Large Rear Garden
- Beautifully Presented
- Early Viewing Advised
- uPVC Double Glazing Throughout



£200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this beautifully presented two bedroom semi detached home. Offering stylish and contemporary living accommodation this ideal first time buy must be viewed to be appreciated. Conveniently located with easy access routes to Bury, Radcliffe and Bolton this property briefly comprises; Entrance Hall, Lounge, Breakfast Kitchen, Two double bedrooms and a shower room. Externally this property boasts a driveway for numerous cars to the side and a great sized rear landscaped garden with detached garage. 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:

Lounge 15' 5" x 12' 0" (4.70m x 3.65m) uPVC double glazed window to front aspect. Two radiators. Laminate flooring. Ceiling light point. Understairs storage cupboard. Stairs to first floor.

Kitchen 12' 0" x 7' 2" (3.65m x 2.18m) UPVC double glazed window and sliding patio doors to rear aspect. A range of wall and base units with complementing work surfaces and tiles splashbacks. Electric hob and oven. Sink and drainer with mixer tap over. Radiator. Ceiling light point.

First Floor Landing

Bedroom 1 12' 3" x 10' 0" (3.73m x 3.05m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 12' 1" x 7' 9" (3.68m x 2.36m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Shower Room Shower cubicle with electric over head shower over, wash hand basin. Low flush wc. uPVC double glazed window to side aspect. Towel radiator. Tiled flooring and walls. Spotlighting.

Externally To the front a laid to lawn garden and path to the front door. Paved driveway to the side for numerous cars. To the rear a large detached garage, paved garden with planted raised borders. Raised decking area and rockery.

Detached Garage uPVC double glazed window to front aspect. Stable door to the side. Electrics and power. Currently being used as a games room.

Price £200,000

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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 1st July 1993, meaning that there are 967 years remaining. Our clients advise us that leasehold charge is £20.00 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 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"

