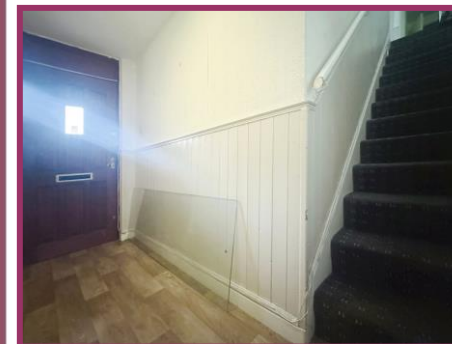


PARSONAGE CLOSE, BURY, BL9 7RB



- Two Bedroomed 1st Floor Flat
- Enclosed Garden to Rear
- No Onward Chain
- Integrated Kitchen
- Close to Bury Town Centre
- Close Location to M66
- Early Viewing Advised
- View by Appointment



£100,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this two bedroom first floor flat. Offered with no onward chain this property must be viewed early to avoid disappointment. Situated close to the M66 motorway and a stones throw away from Bury town centre, this fantastic flat is conveniently located for first time buyers and investors alike! In need of some updating this realistically priced property comprises of; entrance hallway to the ground floor leading to the first floor flat. To the first floor a lounge, modern fitted kitchen, two bedrooms and a shower room. Externally there is an enclosed rear paved yard. 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 Hallway Stairs leading to the first floor. Door to rear garden. Radiator. Ceiling light point.

Lounge 15' 6" x 10' 3" (4.72m x 3.12m) Two uPVC double glazed windows to the front aspect. Radiator. Ceiling light point.

Kitchen 10' 7" x 8' 7" (3.22m x 2.61m) A range of wall and base units with integrated fridge and freezer, microwave, electric oven and gas hob. Stainless steel sink and drainer. Storage cupboard housing boiler. UPVC double glazed window to rear aspect. Spotlighting. Radiator.

Bedroom 1 10' 4" x 9' 7" (3.15m x 2.92m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 8' 2" x 7' 2" (2.49m x 2.18m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Shower Room Wet room flooring and drainage, with electric shower over head. Low flush wc, pedestal wash hand basin. Towel radiator. UPVC double glazed window to side aspect. Ceiling light point.

Externally The property has an enclosed rear yard which is accessed from the rear entrance hallway.

Price £100,000

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 or visiting: www.Cardwells.co.uk

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term which started on 11th March 1999, meaning that there are 99 years remaining. 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 A rated which is at an approximate annual cost of £1,526 (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.

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"

