



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

DAISY STREET, BURY, BL8 2QG



- Two Bedroomed End Terraced
- Loft Room
- Newly Fitted Kitchen
- Landscaped Front Garden
- Close to Bury Town Centre
- Close to Local Amenities
- Ideal First Time Buy
- Internal Viewing Recommended



O/O £170,000

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11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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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.



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Cardwells's estate agents are delighted to bring to market this two bedroom plus loft room end terraced! Situated at the end of a residential street with fantastic front gardens this property is truly a hidden gem! Just a stones throw away from local amenities, retail parks and Bury town centre, this conveniently located property boasts a newly fitted kitchen as well as an added loft room! Briefly comprising of; lounge, dining room, Kitchen, two bedrooms, a loft room and a bathroom. Externally this property boasts a front garden and decking area as well as an enclosed rear yard with artificial grass with the potential to make into off road parking! 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 16' 8" x 11' 1" (5.08m x 3.38m) UPVC double glazed window to front aspect. Two Radiators. Spot lighting.

Dining Room 13' 0" x 8' 6" (3.96m x 2.59m)

Kitchen 10' 7" x 9' 11" (3.22m x 3.02m) A range of modern wall and base units with complementing work surfaces breakfast bar and tiled splash backs. Gas hob, electric oven and microwave. Extractor hood. Sink and drainer. UPVC double glazed window to rear and side aspect. UPVC door to side. Understairs storage. Laminate flooring. Radiator. Plumbed for washer.

First Floor Landing

Bedroom 1 16' 8" x 8' 9" (5.08m x 2.66m) Two UPVC double glazed windows to front elevation. Understairs storage cupboard. Radiator. Spot lighting

Bedroom 2 11' 3" x 7' 7" (3.43m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Spot lighting.

Loft Room 14' 6" x 9' 8" (4.42m x 2.94m) Two velux windows to front and rear elevations. Radiator. Ceiling light point.

Bathroom Panelled bath, shower cubicle with thermostatic over head shower. Low level wc, pedestal wash hand basin. Chrome effect towel radiator. Ceiling light point.

Externally Landscaped paved and decked front garden with and enclosed rear astro turfed and paved gated yard.

Price O/O £170,000

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 7th May 1914, meaning that there are 848 years 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 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 shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

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"

