

**RECTORY LANE, BURY, BL9 7TA**



- Two bedrooms
- Close to Fairfield Hospital
- Popular residential area
- Ideal first time buy!
- Offered with no onward chain
- Utility room
- Rear yard
- A short drive to Bury town centre



**£175,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market and offer for sale this two bedroom mid terraced with no onward chain! Situated a stones throw away from Fairfield hospital this property would make an ideal first time buy or buy to let investment! Just a short drive from both Bury and Rochdale this property comprises of; entrance vestibule, lounge, Kitchen/diner, utility room, two bedrooms and a bathroom. Externally this property has a gated front garden with an enclosed rear yard. Internal and early viewing is highly advised and can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule** Door to hallway.

**Hallway** Stairs to first floor. Radiator. Ceiling light point.

**Lounge** 12' 8" x 11' 3" (3.86m x 3.43m) UPVC double glazed window to front aspect. Radiator. Gas fire and feature surround. Ceiling light fan.

**Kitchen/diner** 12' 8" x 11' 3" (3.86m x 3.43m) A range of wall and base units with complementing work surfaces and tiled splash back, with inset sink and drainer. Space for cooker. UPVC double glazed window to rear aspect. UPVC double glazed door to utility room. Under stairs storage. Radiator. Ceiling light fan.

**Utility room** 4' 6" x 4' 2" (1.37m x 1.27m) A range of wall and base units with complementing work surfaces and tiled splash back, with inset sink and drainer. Space for cooker. UPVC double glazed window to rear aspect. UPVC double glazed door to utility room. Under stairs storage. Radiator. Ceiling light fan.

### **First floor landing**

**Bedroom One** 14' 4" x 13' 4" (4.37m x 4.06m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom Two** 14' 6" x 13' 4" (4.42m x 4.06m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 7' 3" x 9' 4" (2.21m x 2.84m) Panelled bath with over head electric shower. Pedestal wash hand basin. Low level wc, UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Gated front garden, rear enclosed paved yard.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD with the balance of 999 years from 1st October 1911. 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 £1,524.86 (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 family home is in a position which is regarded as having "No" risk of flooding.

**Thinking of selling ?** 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

