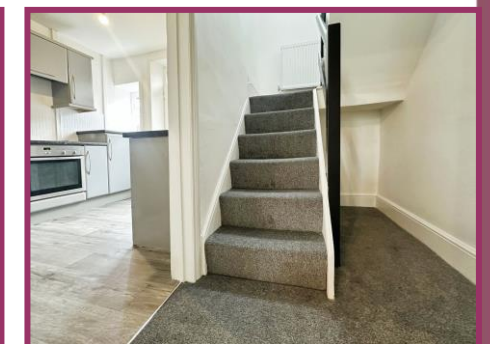


DEARDENGATE CROFT, HASLINGDON, BB4 5SX



- Two Bedrooms
- Ideal first time buy
- Town Centre location
- Offered with no onward chain!
- Early viewing advised
- Close to local amenities
- Perfect buy to let!
- Stone Cottage



£110,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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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 two bedroom mid terraced home. Offered with no onward chain delay this lovely property must be viewed early to avoid disappointment! Comprising of; entrance vestibule, lounge, kitchen, two bedrooms and a bathroom. Situated in Haslingden town centre this conveniently located property is tucked away just off Deardengate and would suit first time buyers and buy to let investors alike! 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 lounge.

Lounge 13' 9" x 13' 7" (4.19m x 4.14m) UPVC double glazed window to front aspect. Radiator. Feature gas fire and surround. Ceiling light point.

Kitchen 8' 6" x 8' 1" (2.59m x 2.46m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Electric hob and oven with extractor hood over. UPVC double glazed window and door to rear aspect. Boiler.

First Floor Landing UPVC double glazed window to rear aspect.

Bedroom 1 14' 6" x 8' 8" (4.42m x 2.64m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 8' 6" x 8' 5" (2.59m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Panelled bath with electric shower over. Low level WC. Pedestal wash hand basin. Ceiling light point. Radiator.

Externally Pavement fronted with a communal walkway to the rear.

Price £110,000

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Lancashire. The property is A rated which is at an approximate annual cost of £1,542 (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"

