



**DUMERS LANE, RADCLIFFE, M26 2QN**



- AUCTION SALE - 18th SEPT 24
- Mid Terraced Property
- Two Bedrooms
- Lounge & Fitted Kitchen
- Three Piece Bathroom
- Garden Fronted & Rear Yard
- Requires Updating
- No Onward Chain Delay



**Guide Price £100,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**\*\* For sale buy AUCTION in conjunction with Pugh & Co \*\* AUCTION DATE 18th SEPTEMBER 2024 \*\***  
Cardwells Estate Agents Bury are delighted to offer this two bedroom mid terraced property to the market via Auction. The accommodation requires some updating and as such offers the potential to create your own style and taste and potential added value. Currently comprising; Vestibule, Lounge, Kitchen, Two bedrooms and a three piece bathroom. Externally the property is garden fronted with an enclosed yard to the rear. Early viewing is advised which, in the first instance can be via virtual viewing video and then in person by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

### **Directions**

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

**Vestibule** 0' 0" x 0' 0" (0m x 0m) Double glazed door to the front elevation leading into the vestibule. Door leading into the lounge.

**Lounge.** 15' 9" x 14' 5" (4.8m x 4.4m) Double glazed window to the front elevation. Radiator. Living flame gas fire in tile surround. Meter cupboard.

**Kitchen.** 15' 9" x 14' 5" (4.8m x 4.4m) Double glazed window and door to the rear elevation. Range of base units with contrasting worksurface and matching wall mounted cabinets. Insert sink and double drainer. For electric hob with electric oven. Space for fridge freezer. Plumbed for washing machine. Under stairs storage.

**Stairs lead off to the first floor landing. Loft access.**

**Bedroom one** 14' 5" x 11' 6" (4.4m x 3.5m) Double glazed window to the front elevation. Radiator. Range of built-in wardrobes.

**Bedroom Two** 17' 1" x 7' 2" (5.2m x 2.19m) Double glazed window to the rear elevation. Cast-iron fireplace. Radiator.

**Bathroom.** Double glazed window to the rear elevation. Three piece suite comprising bath with shower and screen over, close WC and pedestal wash hand basin. Radiator.

**Externally.** The front of the property has a paved path leading past planted garden areas with hedge borders, whilst the rear has a an enclosed good size yard area with gravel and paved seating area. Brick built house outhouse.

**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 999 year term which started on 11th August 1924, meaning that there are 881 years remaining.

**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 "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"