

**PILLING STREET, BURY, BL8 1NE**



- Two bedrooms
- Modern Kitchen and Bathroom
- Ideal first time buy!
- Realistically priced
- Close to local amenities
- Well presented throughout
- Great sized rear garden
- Internal and early viewing advised!



**O/O £180,000**

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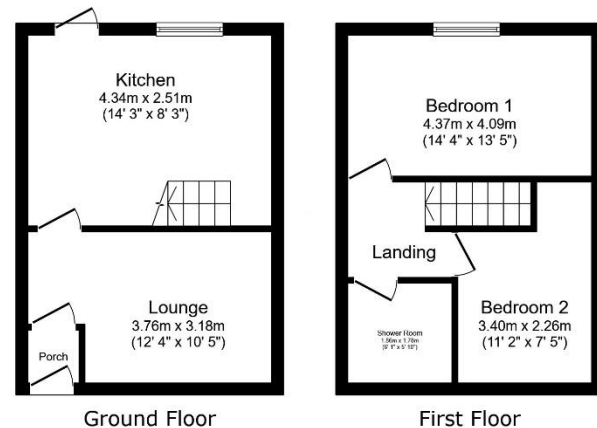
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this well presented two bedroom mid terraced. Situated just off Walshaw Road is this quiet no through road street and is conveniently located close to good primary schools, high schools and local amenities. Just a short drive to Bury town centre, Tottington and Ramsbottom this would suit a first time buyer! Comprises of; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property has a fantastic sized rear garden! 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 Hall** Door leading to lounge

**Lounge** 12' 4" x 10' 5" (3.76m x 3.17m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Tiled flooring.

**Kitchen/Diner** 13' 3" x 8' 4" (4.04m x 2.54m) UPVC double glazed door and window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven, extractor hood. Plumbed for washer. Spotlighting, tiled flooring. Radiator.

### **First Floor Landing**

**Bedroom 1** 14' 4" x 13' 5" (4.37m x 4.09m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 11' 2" x 7' 8" (3.40m x 2.34m) UPVC double glazed window to rear aspect. Ceiling light point. Radiator. Over stairs storage cupboard

**Bathroom** Wet room, walk in shower with glass screen, overhead thermostatic shower. Low flush wc. Wash hand basin. Tiled flooring and wall tiled. Radiator. UPVC double glazed window to rear aspect. Spotlighting.

**Externally** On street parking to the front with an enclosed rear paved garden.

**Price** O/O £180,000

**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 999 year term which started on 12th January 1863, meaning that there are 837 years remaining. Our clients advise us that leasehold charge is £3.00 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 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.

**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"

