

**BRECON DRIVE, BURY, BL9 9LQ**



- Three Bed Semi Detached
- Requires Modernisation
- Two Reception Rooms
- Kitchen and Bathroom
- Gardens to Front & Rear
- No Onward Chain Delay
- Popular Redvales Location
- Early Viewing Advised



**£120,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This extended, three bedroom semi detached requires modernisation and as such, offers the opportunity to personalise and potentially add value. Located in the popular area of Redvales, the accommodation briefly comprises: hall, lounge, extended second reception, kitchen, three bedrooms and a bathroom. Externally the property has gardens to both front and rear. Available with no onward chain delays, 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:**

**Hall** Double glazed door and window to the front elevation leading into the hall. Stairs lead off to the first floor floor landing. Radiator.

**Lounge** 10' 6" x 9' 2" (3.2m x 2.8m) Double glazed bay window to the front elevation. Radiator.

**2nd Reception Room** 19' 0" x 10' 6" (5.8m x 3.2m) Glazed window and door to the rear elevation. Extended , radiator.

**Kitchen** 13' 9" x 5' 5" (4.2m x 1.64m) Door to the side elevation and window to the rear elevation. Basic kitchen with sink unit, central heating boiler, space for fridge freezer. Radiator. Under stairs store.

**First Floor Landing** Stairs lead off the hall to the first floor landing.

**Bedroom 1** 19' 0" x 10' 10" (5.8m x 3.3m) Angular glazed window to the rear elevation. Extended accommodation. Radiator.

**Bedroom 2** 10' 10" x 9' 9" (3.3m x 2.97m) Double glazed window to the front elevation. Radiator.

**Bedroom 3** 6' 11" x 6' 7" (2.1m x 2.0m) Double glazed window to the front elevation. Radiator.

**Bathroom** Window to the side elevation. Three piece suite comprising: bath, pedestal wash hand basin and close coupled w.c. Tiled elevations.

**Externally** The property has garden areas to both the front and rear.

**Price** £120,000

**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 Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,780 at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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"

