



# Independent Estate Agents Cardwells

Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

RAYMOND AVENUE, BURY, BL9 6NN



- Three bedrooms
- Attic room
- Two reception rooms
- Beautifully presented
- Modern bathroom
- Off road parking to rear
- Close to Clarence park
- Ideal family home!



O/O £240,000

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



Cardwells estate agents are thrilled to bring to market this stunning three bedroom plus Loft room mid terrace home! Beautifully and tastefully presented throughout this gorgeous home comprises of; entrance hallway, lounge, dining room, kitchen, three bedrooms, bathroom and a Loft Room! Externally this property is garden fronted with a lovely rear landscaped garden with a up and over garage door for potentially off road parking! Situated close to Clarence park, the Lido as well as Chesham primary school, this really is the ideal family home! Early viewing is strongly advised to avoid disappointment as properties of this size, standard and location rarely come to the market and certainly don't hang around for long. Viewing is can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit our website [www..cardwells.co.uk](http://www..cardwells.co.uk)

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

**Entrance hallway** stairs to first floor. Radiator. Ceiling light point.

**Lounge** 13' 3" x 15' 3" (4.04m x 4.64m) UPVC double glazed window to front aspect. Living gas fire and feature surround. Radiator. Ceiling light point.

**Dining room** 15' 4" x 13' 0" (4.67m x 3.96m) Upvc double glazed patio doors to rear garden. Under stairs storage. Radiator, ceiling light point. Wood burning stove and feature surround. Open plan to the kitchen.

**Kitchen** 9' 9" x 7' 2" (2.97m x 2.18m) A range of wall and base units with complementing work surfaces. Belfast sink. UPVC double glazed window to rear aspect. Radiator. Gas hob, electric oven and extractor hood, built in microwave, space for fridge freezer. Plumbed for washer.

**Bedroom One** 10' 1" x 10' 2" (3.07m x 3.10m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom Two** 10' 2" x 7' 2" (3.10m x 2.18m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom Three** 13' 1" x 5' 9" (3.98m x 1.75m) UPVC double glazed window to front aspect, radiator, ceiling light point.

**Attic Room** 15' 6" x 9' 9" (4.72m x 2.97m) Velux window. Storage in the eaves. Ceiling light point.

**Family Bathroom** 10' 2" x 8' 6" (3.10m x 2.59m) UPVC double glazed window to rear aspect . Panelled bath with overhead shower, low level wc, pedestal wash hand basin. Radiator. Ceiling light point.

**Externally** Garden fronted with an rear landscaped paved yard with artificial grass, small water feature and up and over door for potential off road parking.

**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 , enjoying the remainder of the 999 year term which started in 1903, meaning that there are 872 years remaining.. 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 £1,780.17 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 "No" 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](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"

