



Independent Estate Agents
Cardwells Est. 1982

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MANCHESTER ROAD, BURY, BL9 9TP



- • Two double bedrooms
- • Open plan lounge/dining room
- • Fitted Kitchen
- • No onward chain
- • Close to Whitefield and Bury
- • Beautifully presented throughout
- • Rear enclosed garden
- • Internal viewing advised



£275,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	83

England & Wales EU Directive 2002/91/EC
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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 in Bury are delighted to bring to market this two bedroom cottage. Beautifully presented throughout and offered with no onward chain this conveniently located with fantastic transport links to Bury, Unsworth and Whitefield. Comprising of; entrance hall, Open Plan Lounge/ Dining Room, Kitchen, Two double bedrooms and a bathroom. Externally this property has a garden to the front with an enclosed rear and plot for potential for off road parking! Early and internal viewing is highly advised and can be arranged by contacting Cardwells Estate Agents Bury on 0161 761 1215, emailing bury@cardwells.co.uk or online at cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Stairs to first floor, radiator, door to lounge.

Lounge 13' 9" x 12' 5" (4.19m x 3.78m) UPVC double glazed window to front aspect. Wood burning stove and surround. Radiator. Open plan to dining area;

Dining Area 14' 3" x 8' 5" (4.34m x 2.56m) Radiator. Spotlighting.

Kitchen 13' 2" x 8' 6" (4.01m x 2.59m) UPVC double glazed window and door to rear aspect. Radiator. A range of wall and base units with sink and drainer. Complementing work surfaces. Two ceiling light points.

Bedroom One 17' 9" x 13' 5" (5.41m x 4.09m) Fitted wardrobes. Two UPVC double glazed windows to rear aspect. Radiator. Spotlighting.

Bedroom Two 13' 9" x 13' 9" (4.19m x 4.19m) UPVC double glazed window to front aspect. Radiator. Spotlighting. Storage cupboard.

Bathroom Shower cubicle with electric shower over. Inset sink and low level wc. Storage. Wall tiling. Spotlighting. Radiator. Extractor fan.

Externally Garden fronted with an enclosed paved yard with brick built outhouse. Separate plot to rear housing log store with the potential for off road parking or garage.

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 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 £1,780.17 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 "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"

