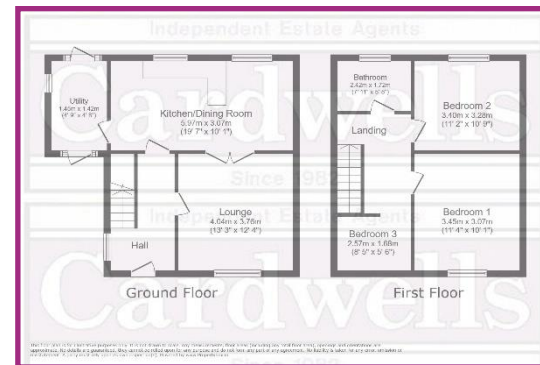




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	71	
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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OTTER DRIVE, BURY, BL9 8AF



- Non standard construction
- Cash buyers only
- Three bedroom semi detached
- Two reception rooms
- Utility room
- In need of updating
- Ideal buy to let
- No onward chain



£140,000

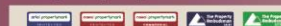
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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 E: bury@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Although some structural work has been done on this property, the adjoining and neighbouring properties are of Non standard construction and would therefore make this property of more interest to CASH buyers only Cardwells estate agents are pleased to bring to market this three bedroom semi detached home. Offering great sized living accommodation and In need of updating throughout this property is situated close to local amenities with easy transport links to Bury, Unsworth and Whitefield. Comprising; entrance hallway, lounge, open plan dining kitchen, utility room, three bedrooms and a bathroom. Externally this property is garden fronted with a rear enclosed garden. This property would suit a buy to let investor or someone who wants a project viewing can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing bury@cardwells.co.uk or on line @cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway Double glazed hardwood window to front aspect. Fire and surround. Radiator. Double doors to dining area. Ceiling light point.

Open plan Kitchen and Dining area Double glazed hardwood sliding patio doors and window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Radiator. Two ceiling light points.

Utility Room Double glazed hardwood window to front and side aspect. Door to rear garden. Wall mounted boiler. Base units and plumbed for washer. Ceiling light point.

Bathroom Panelled bath with overhead electric shower. Low level wc, pedestal wash hand basin. Radiator. Hardwood window to rear aspect. Ceiling light point.

Bedroom One Hardwood double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom Two Hardwood double glazed window to rear aspect, radiator. Ceiling light point.

Bedroom Three Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Externally To the front a gated paved garden. To the rear a paved and hard landscaped rear garden.

Viewings 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 7th October 1974, meaning that there are 950 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 A rated which is at an approximate annual cost of £1,525.86 (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 the family home is in a position which is regarded as having "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 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"

