



Independent Estate Agents  
**Cardwells** Est. 1982

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

**AVONDALE AVENUE, BURY, BL9 5EA**



- Two Double Bedrooms
- Attic Space
- Rear Garden
- Close to Clarence Park
- Short Walk to Bury Town Centre
- Ideal First Time Buy
- Downstairs WC
- Internal Viewing Advised



**OIRO £150,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this lovely two double bedroom mid terraced home. Situated close to local amenities and just a stones throw away from Clarence park this conveniently located home must be viewed to be appreciated. Comprising; entrance hall, lounge, kitchen/diner, downstairs WC, two double bedrooms, attic room and a Bathroom. Externally this property is garden fronted with a well maintained rear garden. Perfect for first time buyers this property is sure to generate lots of interest. 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:**

**Hallway**

**Lounge** 10' 7" x 8' 9" (3.22m x 2.66m) UPVC double glazed window to front aspect. Feature fire and marble surround. Laminate flooring. Two wall lights. Ceiling light point. Radiator.

**Kitchen/Diner** 17' 6" x 9' 10" (5.33m x 2.99m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washer. Ceiling light fan. Ceiling light point. Radiator. UPVC double glazed window to rear aspect. Door to downstairs wc and to rear garden.

**Downstairs WC** Low level wc. Wall hung wash hand basin. UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**First Floor Landing**

**Bedroom 1** 13' 3" x 10' 7" (4.04m x 3.22m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Sliding wardrobes housing hidden steps to attic. Laminate flooring.

**Bedroom 2** 12' 7" x 9' 5" (3.83m x 2.87m) UPVC double glazed window to rear aspect. Laminate flooring. Radiator. Ceiling light point.

**Attic Room** 19' 3" x 7' 6" (5.86m x 2.28m) Velux window. Storage to the eaves.

**Bathroom** Panelled bath with electric overhead shower. Low level wc. Pedestal wash hand basin. Wall tiled. Radiator. UPVC double glazed window to rear aspect. Ceiling light point.

**Externally** Gated and paved front garden. To the rear a paved patio area and laid to lawn garden.

**Price** OIRO £150,000

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**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 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.

**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"

