

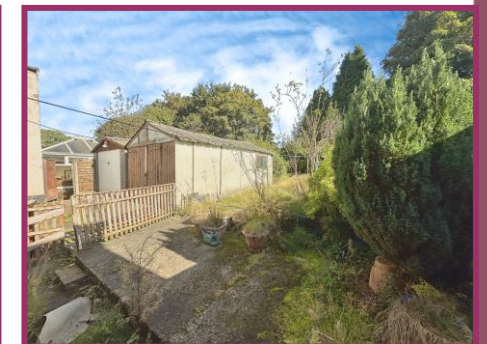
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

BRANDLESHOLME ROAD, BURY, BL8 1HJ



- Three Bed Semi Detached
- Garage
- Driveway
- In Need Of Renovation
- For Sale Via PUGH AUCTION
- Early Viewing Advised
- Two Reception Rooms
- Large Rear Garden



GUIDE PRICE £155,000

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 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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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.



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Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. In need of renovation and updating this property is situated in a popular residential area. Boasting an array of good schools, close to local amenities and transport links and just a short drive to Bury town centre. This property is being sold via Pugh- auction and briefly comprises of; entrance hallway, lounge, dining area, kitchen, three bedrooms and a bathroom. Externally this property boasts a driveway for numerous cars, a detached garage and gardens to the front and rear. Realistically priced this property is sure to generate a lot 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 Window to front aspect. Radiator. Stairs to first floor. Ceiling light point.

Guest WC low level wc. Wash hand basin.

Lounge 19' 4" x 11' 10" (5.89m x 3.60m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wall mounted has fire.

Dining area 8' 4" x 7' 6" (2.54m x 2.28m) UPVC double glazed window to side aspect. Wall mounted gas fire. Ceiling light point. Door to kitchen.

Kitchen 10' 4" x 6' 9" (3.15m x 2.06m) UPVC double glazed window to rear aspect. Door to side aspect. A range of base units with stainless steel sink and drainer. Wall mounted boiler. Ceiling light point. Radiator.

First Floor Landing

Bedroom 1 11' 2" x 11' 0" (3.40m x 3.35m) UPVC double glazed bay window to front aspect. Ceiling light point. Radiator.

Bedroom 2 11' 0" x 7' 8" (3.35m x 2.34m) UPVC double glazed window to rear aspect. Ceiling light point. Radiator.

Bedroom 3 7' 9" x 7' 8" (2.36m x 2.34m) UPVC double glazed window to rear aspect. Ceiling light point.

Bathroom UPVC double glazed window to front aspect. Bath, wash hand basin, wc. Ceiling light point.

Externally Driveway to the front leading to a detached garage. Laid to lawn gardens to the front and rear.

Price Guide Price £155,000

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.

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £2,034 (at the time of writing).

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"

