

STEPHEN STREET SOUTH, BURY, BL8 2NT



- Four Bed End Terraced
- Two Reception Rooms
- Cellar Room
- Large Attic Space
- Ideal Investment Property
- Offered with No Onward Chain
- Rear Garden
- Close to Town Centre



£200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this larger than average four bedroom end terraced. Boasting large room sizes as well as a cellar and large loft space this fantastic bay fronted home has huge development potential. Offered with no onward chain delay this property would suit investors and developers alike. Comprising; entrance vestibule, hallway, lounge, dining room, kitchen/ diner, cellar, four bedrooms and a bathroom. The attic has been boarded and could be converted into a large room subject to the relevant regulations. Externally this property is garden fronted with an enclosed rear yard. Just a short drive into Bury town centre and local amenities this would make an ideal investment property. 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:

Entrance Vestibule Door to hallway, laminate flooring.

Hallway Door to hallway, laminate flooring.

Lounge 16' 6" x 13' 6" (5.03m x 4.11m) UPVC double glazed bay window to front and UPVC double glazed window to side. Electric fire and feature surround. Radiator. Ceiling light point.

Dining Room 16' 0" x 15' 3" (4.87m x 4.64m) UPVC double glazed window to side aspect. UPVC patio doors to kitchen. Laminate flooring. Ceiling light point. Radiator. Stairs leading down to the cellar.

Kitchen/Diner 16' 6" x 10' 2" (5.03m x 3.10m) A range of wall and base units with stainless steel sink and drainer. Plumber for washer, space for range cooker. Ceiling spotlights. Two UPVC double glazed windows and a door to rear aspect.

Cellar Room 17' 1" x 15' 6" (5.20m x 4.72m) Radiator. Ceiling light point.

First Floor Landing Large landing with inner hallway to bedroom 2 and 3. Loft access with pull down ladders.

Bedroom 1 16' 2" x 14' 6" (4.92m x 4.42m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bedroom 2 13' 4" x 11' 8" (4.06m x 3.55m) UPVC double glazed window to front aspect, radiator, ceiling light point.

Bedroom 3 16' 6" x 9' 7" (5.03m x 2.92m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 4 10' 0" x 7' 6" (3.05m x 2.28m) UPVC double glazed window to rear aspect. radiator, ceiling light point.

Bathroom

Bathroom 11' 8" x 5' 5" (3.55m x 1.65m) UPVC double glazed window to side aspect. Panelled bath with overhead electric shower. Low level wc, pedestal wash hand basin. Cupboard housing boiler. Extractor fan. Ceiling sport lights. Radiator.

Attic Space 23' 8" x 18' 6" (7.21m x 5.63m) Ceiling light point. Boarded floor. Pull down aluminium ladders.

Externally Garden fronted with an enclosed rear garden with decking and paving.

Price £200,000

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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 19th October 1898, meaning that there are 870 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. 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 (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"

