



- Two Bedrooms
- Newly Fitted Kitchen
- Modern Shower Room
- Parking to the Front
- Great Sized Rear Garden
- Ideal First Time Buy
- Close to Local Amenities
- Short Drive to Town Centre



£185,000

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

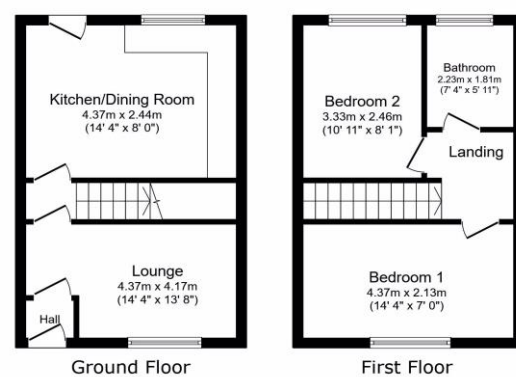
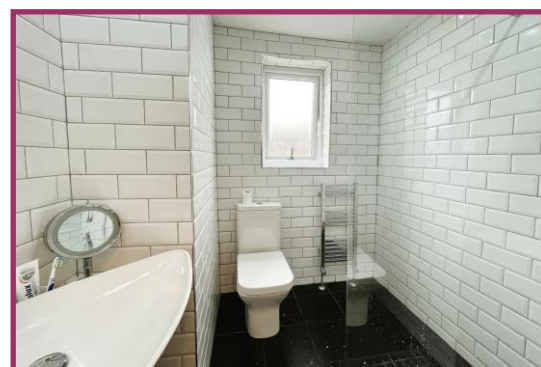
BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any roof floor areas), coverage and construction are approximate. No details are guaranteed. They should be used as a guide only and do not form any part of any contract. The liability is taken for any error, omission or misstatement. It shall remain the user's responsibility. Powered by www.dreamplan.co.uk



Cardwells estate agents are delighted to bring to market this beautifully presented two bedroom mid terraced home. This imposing terraced has been K-rendered to the front and rear with grey windows and boasts a newly fitted kitchen and shower room. An ideal first time buyers this lovely home is situated just off Walshaw Road and boasts off road parking to the front as well as a generous rear garden. In brief; entrance vestibule, lounge, kitchen/ diner, two bedrooms and a shower room. Externally this property has a great sized rear enclosed garden with off road parking to the front. 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 lounge

Lounge 15' 2" x 12' 4" (4.62m x 3.76m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Kitchen/Diner 12' 4" x 11' 9" (3.76m x 3.58m) A range of newly fitted wall and base units with sink and drainer. Electric hob, oven and extractor hood. Plumbed for washer. Space for fridge freezer. Ceiling light point. UPVC double glazed window and door to rear aspect.

First Floor Landing

Bedroom 1 15' 2" x 9' 6" (4.62m x 2.89m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 12' 5" x 6' 7" (3.78m x 2.01m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Shower Room Walk in shower cubicle with glass screen and thermostatic shower over. Wash hand basin, low flush wc. UPVC double glazed window to rear aspects. Radiator, ceiling light point.

Externally On street parking to the front with an enclosed rear gated garden.

Price £185,000

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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 12th January 1863, meaning that there are 837 years remaining. Our clients advise us that leasehold charge is £3.00 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 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.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that this 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"

