

AFFLECK AVENUE, RADCLIFFE, M26 1HN



- Two Bed Semi Detached Bungalow
- Large Driveway
- Detached Garage
- No Onward Chain
- Early Viewing Advised
- In Need of Updating
- Popular Residential Location
- Gas Central Heating



£200,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom semi detached bungalow. Offered with no onward chain this vacant property would suit investors or someone who is looking for a project! Situated in the popular area of Stoneclough this property comprises of; entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally this property boasts a generous front and rear garden with a large driveway for numerous cars leading to a detached garage. Early viewing is highly advised as this property has been priced for quick sale. 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:

Hall Storage cupboard housing boiler. Radiator, ceiling light point.

Lounge 16' 6" x 15' 5" (5.03m x 4.70m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fireplace.

Kitchen 10' 1" x 10' 1" (3.07m x 3.07m) A range of wall and base units, stainless steel sink and drainer. Plumbed for washer. Space for fridge freezer. Radiator. UPVC double glazed window and door to side aspect.

Bedroom 1 15' 0" x 14' 0" (4.57m x 4.26m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 11' 2" x 10' 0" (3.40m x 3.05m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window to side aspect.

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

Price £200,000

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 8th December 1968, meaning that there are 943 years remaining. Our clients advise us that leasehold charge is £10.00 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 £1,670 (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 research shows the property is in a very low flood risk area.

Thinking of Selling If you are thinking of selling or letting 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.

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, Bolton 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

