



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

HERRISTONE ROAD, CRUMPSALL, M8 4PL



- Two Bedrooms
- No Onward Chain
- Large Rear Garden
- Driveway Parking
- Ideal First Home
- Close to Tram Station
- Close to Manchester Hospital
- Early Viewing Advised



£170,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwell's estate agents are delighted to bring to market this two bedroom end terraced property. Offered for sale with no onward chain and situated in the popular area of Crumpsall this property is located close to Manchester Hospital, tram station and great road access into Manchester. In need of updating this well cared for home comprises ; entrance porch, hallway, lounge, Kitchen/ Diner, two bedrooms and a bathroom. Externally this property boasts a driveway to the side with a great sized rear landscaped garden. 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 Porch Door to hallway.

Hallway Stairs to first floor. Radiator. Door to lounge.

Lounge 14' 3" x 11' 1" (4.34m x 3.38m) UPVC double glazed window to front aspect. Radiator. Gas fire and feature surround. Ceiling light point.

Kitchen/Diner 14' 3" x 7' 4" (4.34m x 2.23m) A range of wall and base units with stainless steel sink and drainer. Space for cooker and washing machine. Two UPVC double glazed windows to rear aspect. Door to rear porch. Radiator, ceiling light point.

Rear Porch Door to garden.

First Floor Landing

Bedroom 1 14' 3" x 10' 9" (4.34m x 3.27m) Two UPVC double glazed windows to front aspect. Radiator, ceiling light point. Over stairs storage.

Bedroom 2 8' 4" x 6' 3" (2.54m x 1.90m) UPVC double glazed window to rear aspect. Fitted wardrobes and cupboards. Radiator, ceiling light point.

Bathroom Panelled bath with overhead shower. Low flush wc, pedestal wash hand Basin. Wall mounted boiler. Radiator. UPVC double glazed window to rear aspect. Ceiling light point.

Externally Driveway to the side with a paved and landscaped front garden. To the rear is a large rear paved and stepped garden.

Price £170,000

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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 960 year term which started on 8th August 1967 meaning that there are 903 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,379 (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

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