



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

MANCHESTER ROAD, BURY, BL9 0SX



- 3 Bed Bay Fronted Terraced
- Off Road Parking to Rear
- Two Reception Rooms
- Extended Kitchen
- Short Walk to Town Centre
- Short Walk to Tram & Bus Stations
- Ideal Buy to Let/HMO
- Early Viewing Advised



£280,000

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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.



Cardwells estate agents are delighted to bring to market this fantastic three bedroom extended bay fronted mid terraced. Boasting high ceilings, spacious rooms and original features this lovely property is offered with No onward chain! Situated just a short walk from Bury town centre with both the bus and tram station on the door step, this property would suit a buy to let investor/ HMO developer as well someone who is looking for a spacious family home! Comprising; entrance vestibule, hallway, downstairs wc, lounge, dining room, extended breakfast kitchen, three bedrooms and a four piece bathroom. Externally this property boasts off road parking to the rear! 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

Hallway Two ceiling light points. Radiator. Laminate flooring. Stairs to first floor.

Downstairs WC Low flush wc. Wall hung wash hand basin. Ceiling light point.

Lounge 17' 3" x 13' 1" (5.25m x 3.98m) UPVC double glazed bay window to front elevation. Feature gas fire and surround. Storage. Radiator. Ceiling light point.

Dining Room 14' 0" x 11' 7" (4.26m x 3.53m) UPVC double glazed window to rear aspect. Laminate flooring. Radiator. Feature fireplace. Ceiling light point.

Extended Breakfast Kitchen 20' 3" x 9' 7" (6.17m x 2.92m) A range of wall and base units with gas hob, double electric oven and extractor hood. Integrated dishwasher. Stainless steel sink and drainers space for American fridge freezer. Storage cupboards. Radiator. Breakfast bar. UPVC double glazed window to rear aspect. UPVC double glazed stable door to side aspect. Ceiling light point. Spotlighting. Wall mounted boiler.

First Floor Landing Original storage cupboard. Ceiling light point. Loft access. Radiator.

Bedroom 1 17' 5" x 13' 9" (5.30m x 4.19m) Two UPVC double glazed windows to front aspect. Two radiators. Original feature fire place. Spotlighting.

Bedroom 2 12' 5" x 11' 4" (3.78m x 3.45m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator, ceiling light point. Original feature fire place.

Bedroom 3 9' 9" x 9' 4" (2.97m x 2.84m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

Bathroom Two UPVC double glazed windows to side aspect. Panelled bath, shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Floor and wall tiling. Spotlighting.

Externally Garden fronted with a rear yard for off road parking.

Price £280,000

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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 24th March 1896, meaning that there are 860 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 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"

