

HALVARD AVENUE, BURY, BL9 6PS



- Attractive Mid Terraced
  - No Onward Chain
  - Popular & Convenient Location
  - Requires Some Updating
- 2 Bedrooms, 2 Reception Rooms
  - Garage To Rear
  - Close to Local Amenities
  - Easy Access to Town Centre



£160,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with 'no upward chain involved'. This attractive bay fronted mid terraced house, situated just off Walmersley Road, in a very popular and convenient location. Chesham primary school is close by and Bury town centre and good transport links are within easy reach. This would make an ideal family home, with some updating required, offering great scope for improvement. To arrange a viewing please contact Cardwells estate agents Bury, (0161) 761 1215, bury@cardwells.co.uk. The spacious accommodation briefly comprises, Vestibule, entrance hall, lounge, second reception room/dining room and a kitchen. Upstairs there are two good sized bedrooms and a family bathroom. Outside there is a small garden to the front and to the rear. There is a paved yard and a garage which provides off street parking. The property also benefits from UPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule** Door leading to

**Entrance Hall** Radiator, coving to the ceiling, staircase to the landing.

**Lounge** 13' 4" x 11' 2" (4.06m x 3.40m) UPVC double glazed bay window front aspect, stone fireplace incorporating a gas fire, radiator, coving and rose to the ceiling.

**Dining Room** 15' 0" x 13' 7" (4.57m x 4.14m) UPVC double glazed window rear yard aspect, radiator below, marble fireplace incorporating a gas fire with a wooden mantle surround, built in under stairs storage cupboard, coving and rose to the ceiling.

**Kitchen** 12' 0" x 7' 0" (3.65m x 2.13m) UPVC double glazed window rear aspect, fitted wall and base units, worktop surfaces, tiled splashback, stainless steel sink unit with mixer tap, built in oven, inset four ring electric hob, space and plumbing for a washing machine, space for a fridge freezer, door rear yard aspect.

**First Floor Landing** Coving to the ceiling, doors lead to,

**Bedroom 1** 14' 11" x 11' 10" (4.54m x 3.60m) Coving to the ceiling, doors lead to,

**Bedroom 2** 16' 9" x 7' 4" (5.10m x 2.23m) UPVC double glazed window rear aspect, radiator, coving to the ceiling.

**Bathroom** UPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath mixer tap, separate shower above, wash basin with mixer tap, close coupled WC, shower cubicle, part tiling to the walls, built in airing cupboard, built in storage cupboard, access to the loft.

**Externally** To the front there is a paved garden and the rear has an enclosed yard.

**Price** £160,000

**Viewing** 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

**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 25th August 1919, meaning that there are 881 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 B rated which is at an approximate annual cost of £1,780 (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 a "very low" 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

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