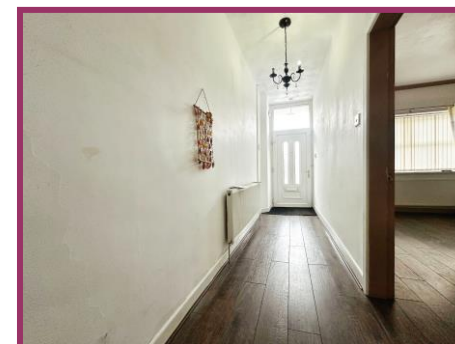


BRIERLEY STREET, BURY, BL9 9HW



- Four Bedrooms
- Two Cellar Rooms
- Two Reception Rooms
- Off Road Gated Parking
- Garage
- No Onward Chain
- Close to Local Amenities
- Ideal Family Home



O/O £250,000

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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 spacious four bedroom end terraced home. Offered with no onward chain this large property is set over four floors and boasts a detached garage and off road parking! Comprising; entrance vestibule, hallway, lounge, dining room, kitchen, two cellar rooms, four bedrooms and a bathroom! Situated close to local amenities, shops, good schools and just a short walk to Bury town centre this conveniently located home is ideal for growing families! 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 Hall Laminate flooring. Radiator. Ceiling light point. Stairs to first floor.

Lounge 13' 9" x 12' 6" (4.19m x 3.81m) UPVC double glazed window to front aspect. Radiator, feature fire, ceiling light point. Laminate flooring.

Dining Room 14' 9" x 13' 9" (4.49m x 4.19m) UPVC double glazed window to rear and side aspect. Laminate flooring. Gas fire and feature surround. Ceiling light point. Door to kitchen.

Kitchen 9' 10" x 7' 9" (2.99m x 2.36m) A range of wall and base units. Stainless steel sink and drainer. UPVC double glazed window to rear aspect. Door leading to rear yard. Spotlighting. Radiator. Door leading to cellar rooms.

Cellar Room 1 16' 5" x 14' 1" (5.00m x 4.29m) Ceiling light point.

Cellar Room 2 13' 9" x 12' 6" (4.19m x 3.81m) Ceiling light point. Electric and gas meters.

First Floor Landing Radiator. Ceiling light point. Stairs to loft room.

Bedroom 1 15' 5" x 10' 2" (4.70m x 3.10m) UPVC double glazed window to rear aspect. Radiator. Fitted wardrobes. Ceiling light point.

Bedroom 2 13' 1" x 9' 2" (3.98m x 2.79m) UPVC double glazed window to front aspect. Radiator, fitted wardrobes. Ceiling light point.

Bedroom 3 10' 6" x 7' 3" (3.20m x 2.21m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Loft Room/Bed 4 16' 8" x 14' 7" (5.08m x 4.44m) UPVC double glazed window to rear aspect. Ceiling light point. Radiator. Door to office, being used as a 5th bedroom.

Office UPVC double glazed window to front aspect. Radiator, ceiling light point.

Externally Garden fronted, enclosed rear yard with double gates for off road parking for one car.

Detached Garage Up & over door.

Price O/O £250,000

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 24th February 1886, meaning that there are 853 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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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"

