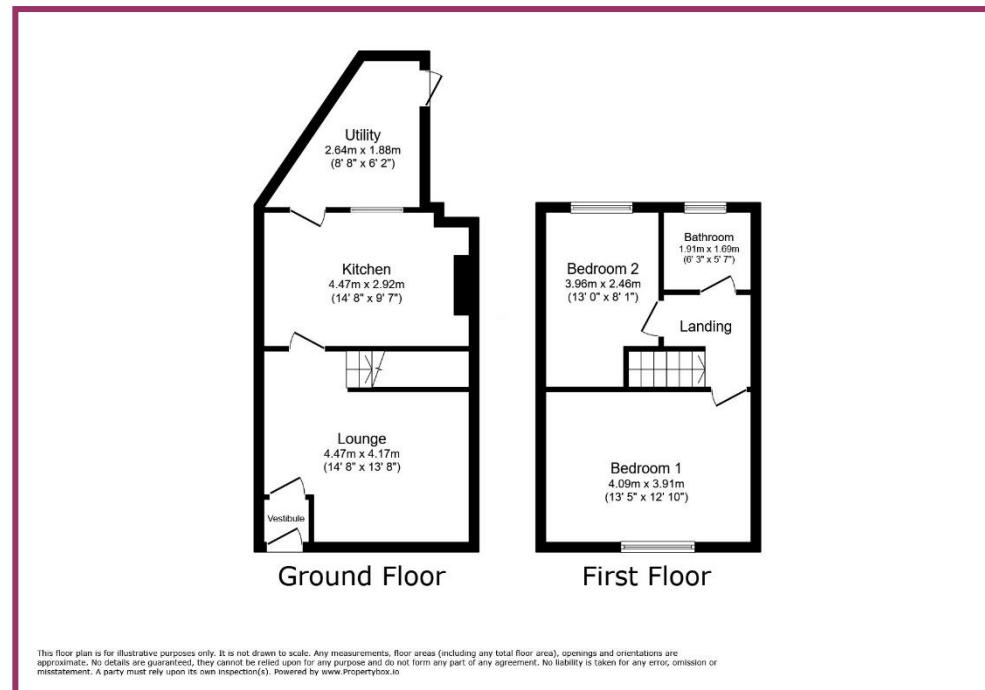


DELAMERE STREET, BURY, BL9 6NE



- Two Double Bedrooms
- Utility Room
- In Need of Modernisation
- Close to Clarence Park
- Close to Local Amenities
- Short Drive to Town Centre
- Ideal First Time Buy/Investment
- Early Viewing Advised



£150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: bolton@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Cardwell's estate agents are delighted to bring to market this two bedroom mid terraced home. Situated close to Clarence park, the Lido, local shops and amenities this would suit a first time buyer looking to make their house a home! In need of updating this property comprises; entrance vestibule, lounge, kitchen/diner, utility room, two bedrooms and a bathroom. Externally the property is garden fronted with an enclosed rear yard. 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 lounge.

Lounge 14' 8" x 13' 8" (4.47m x 4.16m) UPVC double glazed window to front aspect. Living flame fire and surround. Ceiling light point. Door to kitchen.

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"

Kitchen/Diner 14' 8" x 9' 7" (4.47m x 2.92m) A range of wall and base units with sink and drainer. Electric oven and hob, understairs storage. UPVC double glazed window to rear aspect. Ceiling light point. Door to utility room. Open fire and surround.

Utility room 8' 8" x 6' 2" (2.64m x 1.88m) UPVC double glazed window and door to rear garden.

First Floor Landing

Bedroom 1 13' 0" x 12' 10" (3.96m x 3.91m) Fitted wardrobe, drawers and vanity desk. UPVC double glazed window to front aspect. Ceiling light point.

Bedroom 2 13' 0" x 8' 11" (3.96m x 2.72m) UPVC double glazed window to rear aspect. Ceiling light point.

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

Externally Garden fronted with mature shrubs. To the rear a paved enclosed rear yard and freestanding shed.

Price £150,000

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 lease dated 21st October meaning that there are 7537 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.

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,526 (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.

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.

