



Independent Estate Agents
Cardwells
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HANDLEY STREET, BURY, BL9 9HY



- Three bedrooms
- Conservatory
- Detached garage
- Popular residential area
- Wood burning stove
- Modern shower room
- Ideal family home
- Early viewing advised



£180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

Cardwells estate agents are delighted to bring to market this immaculately presented three bedroom terraced house. Situated in a popular residential area close to good schools, local amenities and collages this ideal family home comprises; entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms and a shower room. Externally this property is garden fronted with an enclosed landscaped rear yard and detached garage! Internal and early viewing is highly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Stairs to first floor. Radiator. Ceiling light point.

Lounge 15' 6" x 12' 0" (4.72m x 3.65m) UPVC double glazed bay window to front aspect. Wood burning stove. Radiator. Ceiling light point. Two wall lights.

Kitchen/Diner 15' 4" x 9' 9" (4.67m x 2.97m) A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Plumbed for washing machine. Space for fridge and freezer. Space for cooker. UPVC double glazed window to rear aspect. Stable composite door leading to conservatory. Radiator, ceiling light point. Understairs storage.

Conservatory 9' 6" x 8' 2" (2.89m x 2.49m) UPVC double glazed with patio doors leading to rear garden.

First Floor Landing

Bedroom 1 14' 0" x 8' 3" (4.26m x 2.51m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 0" x 9' 9" (3.05m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 9' 0" x 7' 0" (2.74m x 2.13m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bathroom 6' 8" x 5' 9" (2.03m x 1.75m) Shower cubicle with thermostatic over head shower. Low flush wc. Wash hand basin. Ceiling light point point. Radiator. UPVC double glazed window to rear aspect.

Externally Artificial grass to the front with planted feature. To the rear, artificial grass with feature borders leading to a detached garage.

Detached Garage Power and lighting with door to front and rear. Currently used as a workshop.

Price £180,000

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 1st July 1929, meaning that there are 902 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 shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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.

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"

