



WOLSTENHOLME AVENUE, BURY, BL9 5HN



- Lovely Semi Detached Home
- Two Double Bedrooms
- Lounge with Bay Window
- Fitted Dining Kitchen
- Three Piece Bathroom
- Low Maintenance Gardens
- Popular Location
- Early Viewing Advised



£185,000

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Located in a popular area just off Walmsley Road this lovely two bedroom semi detached property has been well cared for by its present owner and early viewing is advised to fully appreciate All that is on offer. The well presented accommodation briefly comprises entrance hall, lounge, fitted dining kitchen, two double bedrooms and a bathroom with three-piece suite. Externally the property enjoys low maintenance paved area to the front which could potentially be used for parking whilst the rear has an attractive stone flagged patio with raised flower borders. 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:

Hall Double glazed door to the front elevation leading into the hall. Stairs lead after the first floor landing.

Lounge 12' 10" x 10' 10" (3.9m x 3.3m) Double glazed bay window to the front elevation. Radiator. Dado rail. Door into the dining kitchen.

Kitchen/Diner 15' 0" x 7' 10" (4.56m x 2.4m) Double glazed door to the side elevation with double glazed windows to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Four burner gas hob with electric oven. Inset sink and drainer. Space for fridge freezer. Plumbing for washing machine. Central heating boiler.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1 14' 9" x 10' 10" (4.5m x 3.3m) Double glazed bay window to the front elevation. Radiator.

Bedroom 2 10' 2" x 9' 1" (3.1m x 2.76m) Double glazed window to the rear elevation. Radiator.

Bathroom 6' 11" x 5' 3" (2.1m x 1.6m) Double glazed window to the side elevation. Three-piece suite comprising WC, pedestal wash handbasin and bath with shower over. Tongue and groove wood effect to the ceiling. Radiator.

Externally The front of the property has a low maintenance paved section whilst the rear has a lovely low maintenance stone flagged patio with raised flower borders. Shed. Fence enclosed.

price

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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 26th August 1937, meaning that there are 910 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 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

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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