



HORNE STREET, BURY, BL9 9HS



- Extended two bedroom terrace
- Two generous reception rooms
- Two double bedrooms
- New boiler in 2024 with warranty
- White 3pc bathroom suite
- Ideal 1st home or buy to let
- Superb location, viewing video
- Easy maintenance gardens to F& R



OIRO £170,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

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

Incorporating: Wright Dickson & Catlow, WDC Estates



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An extended two bedroom terraced property set in a consistently popular location being within an easy reach of the town centre of Bury and the wonderful transport, shopping, leisure and entertainment facilities on offer. The stylish home may be of particular interest to first time buyers, small families, landlords looking to extend their rental portfolio and those perhaps those looking to down size. The property is well presented throughout with accommodation that briefly comprises: entrance vestibule, living room with feature fireplace, dining room, fitted kitchen complete with fridge, freezer and cooker, first floor landing two double bedrooms and a white three-piece bathroom suite. Externally, there are landscape gardens to the rear which are perhaps ideal for entertaining and a pretty front garden. The property benefits from a modern gas combination central heating boiler which we understand was installed in around the spring of 2024 and the ongoing warranty will be included with in the sale, new PVC double glazing and neutral decorations throughout. There really is a great deal to admire, and an early personal viewing is highly recommended. In the first instance there is a walk-through viewing video available to watch, and then a viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing; "bury@cardwells.co.uk, bury@cardwells.co.uk, www.Cardwells.co.uk"

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance 3' 5" x 3' 5" (1.032m x 1.046m) UPVC entrance door with UPVC window above, tile floor.

Living room 14' 6" x 13' 9" (4.425m x 4.2m) A beautiful feature fireplace with marble hearth and decoratively tiled surround With timber mantle, UPVC window to the front with fitted blinds, timber flooring, neutral decorations.

Dining room 13' 4" x 14' 6" (4.060m x 4.423m) Measured at maximum points. UPVC window to the rear with fitted blinds, radiator, timber flooring, stairs off to the first floor With thick recently laid carpeting, feature wallpaper to one wall.

Kitchen 11' 11" x 6' 11" (3.625m x 2.111m) Stylish professionally fitted kitchen with a super range of matching: drawers, base and wall cabinets, freestanding cooker with oven/grill and gas hob., The freestanding fridge and freezer are both included within the sale, stainless steel sink and drainer with mixer tap over, UPVC window overlooking the rear garden concealed ideal logic boiler which was new in around spring 2024 and is sold complete of the remainder of the warranty, ceramic wall tiling, radiator, entrance door.

First floor Landing Thick carpeting, loft access point, neutral decorations.

Master bedroom 13' 9" x 14' 7" (4.191m x 4.441m) UPVC window to the front with fitted blinds, radiator, thick carpeting, Feature wallpaper to the chimney breast.

Bedroom two 10' 4" x 9' 6" (3.142m x 2.885m) UPVC window to the rear, radiator, neutral decorations, thick carpeting.

Bathroom 7' 4" x 4' 9" (2.238m x 1.436m) A modern white three-piece bathroom suite comprising Bath with fitted glass shower screen, wash hand basin with built under storage space, WC, heated towel rail, stylish ceramic wall and floor tiling, UPVC window.

Plot size The overall approximate plot size is around 0.03 of an acre.

Rear garden The rear garden has been thoughtfully landscaped to provide excellent all year round use space perhaps ideal for barbecuing and entertaining with patio areas and a golden gravel finish, garden shed.

Front garden The front garden is sat behind a low level wall finished in golden gravel for easy maintenance with a central feature blossom tree.

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 January 1886, meaning that there are 859 years remaining. Our clients advise us that leasehold charge is £2.20 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Bury council tax The property is situated in the borough of Bury and as such the council tax is collected by Bury council. Cardwells Estate Agents Bury pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,526 per annum.

Flood risk information 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.

Conservation area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a conservation area.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

