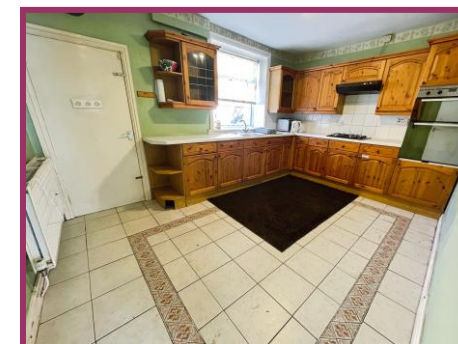


BURY ROAD, BURY, BL8 3HD



- Two Bedroomed Stone Terraced
- Lounge & Fitted Dining Kitchen
- Rear Utility Porch
- Walk in Wet Room
- Requires Some Updating
- No Onward Chain Delay
- Sought After Location
- Early Viewing Advised



£150,000

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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Offered with no onward chain delay and requiring some modernisation, this two bedroomed stone fronted terraced is conveniently located in the highly regarded area of Tottington close to the town centre, offering excellent access to all the local amenities petrol station and transport links. The accommodation does require some updating but offers superb potential to create your own style and taste and potentially even at value. Briefly comprising entrance vestibule, lounge, fitted dining kitchen, rear utility porch, two bedrooms and a wet room with shower, externally the property enjoys a wrought iron gate fence and closed low maintenance garden area whilst the rear has a shared courtyard with neighbouring properties. Early viewing is highly advised due to the location, potential and expected demand for this property. There is a viewing video which can be watched in the first instance. 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:

Vestibule Double glazed door to the front elevation. Door leading into the lounge.

Lounge 17' 1" x 13' 9" (5.2m x 4.2m) Double glazed window to the front elevation. Stairs lead off to the first floor landing. Recessed wall mounted electric fire. Radiator. Meter cupboards.

Kitchen/Diner 13' 9" x 9' 6" (4.2m x 2.9m) Double glazed window to the rear elevation. Range of fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric double oven and extractor hood. Space for fridge freezer. Tiled floor. Radiator.

Rear Utility Porch Double glazed stable styled door to the rear elevation. Plumbed for washing machine and dryer. Central heating boiler.

First Floor Landing Stairs lead off the lounge to the first floor landing. Loft access. Radiator.

Bedroom 1 14' 1" x 13' 9" (4.3m x 4.2m) Double glazed window to the front elevation. Radiator. Freestanding wardrobes.

Bedroom 2 9' 10" x 8' 2" (3.0m x 2.5m) Double glazed window to the rear elevation. Radiator. Fitted wardrobes.

Wet Room Double glazed window to the rear elevation. Three-piece suite comprising walk in shower with pedestal wash hand basin and close coupled WC. Tiled elevations. Radiator.

Externally The front of the property enjoys a wrought iron fence enclosed garden area whilst the rear has a shared courtyard with the neighbouring properties.

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 FREEHOLD. 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 B rated which is at an approximate annual cost of £1,780 (at the time of writing).

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.

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"

