

RHIWLAS DRIVE, BURY, BL9 9DD



- Semi Detached Home
- Two/Three Bedrooms
- Two Reception Rooms
- Kitchen & Utility
- Sizable Corner Plot
- Potential to Update & Extend
- No Onward Chain Delay
- Early Viewing Advised



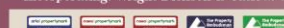
OIRO £210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Located in a very popular and well regarded area this, currently two bedroom semi detached has easy potential to create three bedrooms and further potential for extension subject to relevant planning permission being obtained. The accommodation requires some updating and as such makes this an ideal opportunity to personalise and perhaps reconfigure. Briefly comprising entrance porch, hall, lounge, dining room, kitchen, lean to utility, two bedrooms and bathroom. Externally the property sits on a good sized corner plot with potential to create off-road parking and perhaps additional accommodation via extensions subject to relevant planning permissions. Available with no onward chain delay early viewing is strongly advised which in the first instance can be via our virtual viewing video. 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 Porch Twin double glazed doors to the front elevation. Double glazed windows to the front. Wood door and lead effect windows leading into the hall.

Hall Stairs lead off to the first floor landing. Under stairs storage. Radiator.

Lounge 17' 5" x 10' 6" (5.3m x 3.2m) Double glazed bay window to the front elevation. Lead effect window to the rear. Two radiators. Wall mounted gas fire.

Dining Room 10' 10" x 7' 7" (3.3m x 2.3m) Double glazed box bay window to the side elevation. Radiator.

Kitchen 9' 6" x 7' 10" (2.9m x 2.4m) Door and double glazed window to the rear elevation. Plumbed for washing machine. Space for fridge freezer.

Lean to 9' 6" x 5' 11" (2.9m x 1.8m) Door and double glazed window to the rear elevation. Plumbed for washing machine. Space for fridge freezer.

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

Bedroom 1 18' 1" x 10' 6" (5.5m x 3.2m) Double glazed bay window to the front elevation with double glazed window to the rear. Two radiators. Scope to create two bedrooms.

Bedroom 2 8' 6" x 7' 10" (2.6m x 2.4m) Double glazed window to the rear elevation. Radiator.

Bathroom 7' 10" x 6' 7" (2.4m x 2.0m) Double glazed window to the front elevation. Three-piece suite comprising bath with shower over, pedestal wash hand basin and WC. Storage cupboards. Radiator.

Externally Double glazed window to the front elevation. Three-piece suite comprising bath with shower over, pedestal wash hand basin and WC. Storage cupboards. Radiator.

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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 22ndth November 1933, meaning that there are 907 years remaining. Our clients advise us that leasehold charge is £5.00 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 B rated which is at an approximate annual cost of £1,878 (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 the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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"

