



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any later floor area), openings and orientations are approximate. No liability is accepted for any errors or omissions. The seller is not responsible for any errors or omissions. The seller is not responsible for any errors or omissions. The seller is not responsible for any errors or omissions.

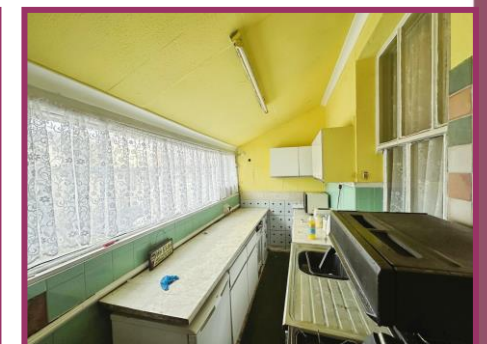


Independent Estate Agents  
**Cardwells**  
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**BELBECK STREET, BURY, BL8 2PX**



- Two Bedroom Mid Terraced
- Cash Buyers Only
- In Need Of Full Renovation
- Popular Residential Area
- Two Reception Rooms
- Close To Bury Town Centre
- Early Viewing Advised
- Priced To Sell!



**£120,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
 14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates



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**Cardwells**  
 Est. 1982



Cardwells Bury are pleased to bring to market and offered with no onward chain delay, this two bedroom mid terraced property is marketed for sale towards Cash buyers only! In need of updating throughout this property would make a superb renovation project for someone looking to put their own stamp on a property. Situated close to local amenities, just a short drive to Bury town centre this home comprises of; entrance vestibule, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Early viewing is highly advised. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

### **Directions**

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door To Lounge

**Lounge** 15' 0" x 13' 8" (4.57m x 4.16m) Single glazed hardwood window to front aspect. Ceiling light point.

**Dining Room** 13' 9" x 9' 0" (4.19m x 2.74m) Single glazed hardwood window to rear aspect. Ceiling light point. Under stairs storage.

**Kitchen** 13' 4" x 5' 6" (4.06m x 1.68m) A range of base units with stainless steel sink and drainer. Ceiling light point. Single glazed hardwood window to rear aspect. Hardwood door to rear yard.

**Master Bedroom** 14' 8" x 13' 9" (4.47m x 4.19m) Single glazed hardwood window to front aspect. Ceiling light point. Door to jack and Jill bathroom.

**Second Bedroom** 9' 7" x 9' 2" (2.92m x 2.79m) Single glazed hardwood window to rear aspect. Ceiling light point. Door to jack and Jill bathroom.

**Bathroom** Panelled bath. Low flush wc. Wash hand basin, ceiling light point. Single glazed hardwood window to rear aspect.

**Externally** Garden fronted with an enclosed rear yard and brick built outhouse.

**Price** £120,000

**Viewings** 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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 £1,610 (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.

**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 24th December 1881, meaning that there are 856 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.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Arranging A Mortgage** 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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"