



Independent Estate Agents  
**Cardwells**  
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**NELSON STREET, BURY, BL9 9HX**



- Three Bedrooms
- End Terraced Property
- Two Reception Rooms
- Close to Good Schools
- Short Walk to Town Centre
- Deposit £1442
- Council Tax Band B
- Available Now



**£1250 PCM**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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**Cardwells**  
 Est. 1982



Cardwells estate agents are delighted to bring to LET this three bedroom bay fronted end terraced. Boasting two large reception rooms and a modern Kitchen and bathroom this conveniently located property is close to local amenities, schools, collages and just a short walk into Bury town centre. Comprising of; entrance vestibule, hallway, lounge, dining room, kitchen, three bedrooms and a four piece family bathroom. Externally this property is garden fronted with an enclosed rear yard. Available immediately and 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 Vestibule** Door to hallway.

**Hallway** laminate flooring, radiator, ceiling light point. Stairs to first floor.

**Lounge** 15' 4" x 12' 9" (4.67m x 3.88m) UPVC double glazed bay window to front aspect. Feature fire place. Radiator. Two wall lights and ceiling light point.

**Dining Room** 13' 8" x 13' 8" (4.16m x 4.16m) UPVC patio doors to rear garden. Wood burning stove. Laminate flooring. Radiator, ceiling light point.

**Kitchen** 10' 4" x 8' 8" (3.15m x 2.64m) A range of modern white wall and base units with complementing work surfaces. Gas hob and extractor hood. Built in microwave. Sink and drainer. Plumbed for washer. Space for fridge and freezer. UPVC double glazed window to side aspect. Ceiling light point. Laminate flooring.

**First Floor Landing** UPVC double glazed window to side aspect. Ceiling light point.

**Bedroom 1** 11' 9" x 8' 6" (3.58m x 2.59m) UPVC double glazed windows to front aspect. Ceiling light point. Radiator.

**Bedroom 2** 11' 5" x 10' 7" (3.48m x 3.22m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

**Bedroom 3** 11' 9" x 6' 8" (3.58m x 2.03m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bathroom** 10' 4" x 8' 6" (3.15m x 2.59m) Panelled bath. Shower cubicle with over head electric shower. Low flush wc. Wash hand basin. Radiator, UPVC double glazed window to side aspect. Spot lighting.

**Externally** Gated and paved front garden. To the rear a paved and enclosed rear yard.

**Price** £1250 PCM

**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 leasehold, enjoying the remainder of the 999 year term which started on 15th January 1888, meaning that there are 860 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 B rated which is at an approximate annual cost of £1,787 (at the time of writing).

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**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"

