

**HORNE STREET, BURY, BL9**



- Stunning Terraced Property
- Three Bedrooms
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three-Piece Bathroom
- Gardens To Front & Rear
- Highly Sought After Area
- Early Viewings Advised!



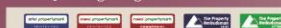
**£210,000**

**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



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell, & R.W. Thompson.





This deceptively sizable and very well presented three bedroomed terraced property is located at the Gigg Lane end of Horne Street and is one of the larger style terraces on this street. The accommodation is very well presented and briefly comprises; entrance hall, lounge, dining room, fitted kitchen, three bedrooms and a bathroom with three-piece suite. The property enjoys garden areas to both front and rear and is located in a highly regarded area for schools, amenities and transport links. Ideally suited for first time buyers or family alike. 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:**

**Hall** Double glazed door and window to the front elevation. Stairs lead off to the first floor landing. Under stairs storage.

**Lounge** 12' 2" x 10' 10" (3.7m x 3.3m) Double glazed bay window to the front elevation. Living flame gas fire in wood and marble surround. Radiator. Opens onto the dining room.

**Dining Room** 13' 0" x 12' 2" (3.95m x 3.7m) Double glazed French doors to the rear elevation. Radiator.

**Kitchen** 8' 10" x 5' 7" (2.7m x 1.7m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob. Electric double oven. Plumbed for washing machine. Space for fridge. Tiled floor.

**Landing** Stairs lead off the hall to the first floor landing

**Master Bedroom** 12' 10" x 12' 2" (3.9m x 3.7m) Double glazed window to the rear elevation. Store/airing cupboard with central heating boiler. Radiator.

**Bedroom 2** 12' 2" x 10' 10" (3.7m x 3.3m) Double glazed window to the front elevation. Radiator.

**Bedroom 3** 8' 2" x 5' 11" (2.5m x 1.8m) Double glazed window to the front elevation. Radiator. Loft access.

**Bathroom** Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, pedestal wash handbasin and close coupled WC. Radiator.

**Externally** The front of the property has a neat garden area with block paved path leading to the front door past neat lawns with flower bed borders. The rear has a good sized garden with paved path leading past the neat lawn with shrub borders.

**Price** £210,000

**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 18th September 1994, meaning that there are 897 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**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 this family home is in a position which is regarded as having a "very low" risk of flooding.

**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.

**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"

