



Independent Estate Agents
Cardwells Est. 1982
www.cardwells.co.uk

OPENSHAW FOLD ROAD, BURY, BL9 9ND



- Two Bedrooms
- Rear Landscaped Garden
- Original Features
- No Onward Chain Delay
- Parking Space to the Front
- Early Viewing Advised
- Close to Transport Links
- Close to Local Amenities



£190,000

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 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
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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.

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Cardwells estate agents are delighted to bring to market this charming two bedroom cottage. Offered for sale with no onward chain this lovely home comprises of; entrance vestibule, lounge, breakfast kitchen, two bedrooms and a bathroom. Externally this property has parking to the front with a stunning landscaped rear garden. Situated close to both Bury and Radcliffe, with superb transport links on the doorstep this really is an ideal first time buy! 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 leading to lounge.

Lounge 13' 6" x 13' 0" (4.11m x 3.96m) UPVC double glazed window to front aspect. Gas feature fire and surround. Ceiling light point.

Kitchen 12' 9" x 10' 10" (3.88m x 3.30m) A range of wall and base units with breakfast bar. Stainless steel sink and drainer. Plumbed for washing machine, space for dryer and fridge freezer. UPVC double glazed window and door to rear aspect. Ceiling light point. Stairs to first floor.

First Floor Landing

Bedroom 1 13' 5" x 12' 4" (4.09m x 3.76m) UPVC double glazed window to front aspect. Ceiling light point.

Bedroom 2 9' 9" x 6' 1" (2.97m x 1.85m) UPVC double glazed window to rear aspect. Ceiling light point.

Bathroom Shower cubicle with electric overhead shower. Low flush wc. Wash hand basin. UPVC double glazed window to rear aspect. Ceiling light point.

Externally To the rear a landscaped rear garden with Indian stone. To the front there is parking for two cars.

Price £190,000

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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 24th December 1928, meaning that there are 896 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.

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 shows that the property is not 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 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"

