

## BARRETT COURT, BURY, BL9 7PL



- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom
- Newly Fitted Windows/Doors
- Landscaped Rear Garden
- Cul-de-Sav Position
- Internal Viewing Advised
- Good Transport Links



**£170,000**

### 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)

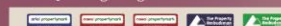
### LETTINGS & MANAGEMENT

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



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.





Cardwells estate agents are delighted to bring to market this immaculately presented two double bedroom mid terraced. Boasting modern decor and fixtures and fittings throughout this lovely home comprises; entrance porch, lounge, modern Kitchen/diner, two double bedrooms and a modern family bathroom. Externally this property has hard landscaped garden to the front with a beautifully designed rear landscaped garden. Situated close to local amenities, motorway access and superb transport links, this property must be viewed early to avoid disappointment. 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** Door leading to lounge.

**Lounge** 16' 3" x 12' 1" (4.95m x 3.68m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Inset feature fire. Laminate flooring. Stairs to first floor.

**Kitchen/Diner** 15' 5" x 8' 8" (4.70m x 2.64m) UPVC double glazed window and patio doors to rear aspect. A range of modern fitted high gloss wall and base units with inset stainless steel sink. Gas hob, double electric oven and extractor hood. Integrated washing machine and dishwasher. Space for fridge freezer. Radiator. Laminate flooring. Ceiling light point.

**First Floor Landing**

**Bedroom 1** 12' 5" x 8' 8" (3.78m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

**Bedroom 2** 12' 3" x 7' 8" (3.73m x 2.34m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

**Bathroom** 8' 6" x 4' 7" (2.59m x 1.40m) Panelled bath with overhead thermostatic shower. Low flush wc. Wall hung wash hand basin. Wall tiling. Laminate flooring. Radiator, ceiling light point.

**Externally** Block paved garden to the front with a landscaped rear garden, porcelain tiled patio, stepped to a laid to lawn garden with planted border and free standing shed.

**Price** £170,000

**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 900 year term which started in 1982, meaning that there are 857 years remaining.. 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).

**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"

