



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

CLARKE BROW, MIDDLETON, M24



- Three bedrooms
- Two reception rooms
- Double glazed
- Gas Central heating
- Ideal first time buy
- Internal viewing advised
- Close to transport networks
- Close to local amenities



£160,000



Cardwells estate agents are delighted to bring to market this well presented three bedroom mid terraced home. With open aspects to the front this lovely property comprises; entrance vestibule, hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is garden fronted with a small courtyard communal garden area. Situated close to local amenities and transport links this lovely home would suit a first time buyer. 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 hallway.

Hallway stairs to first floor. Radiator. Ceiling light point.

Lounge 13' 1" x 11' 7" (3.98m x 3.53m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Feature fire place.

Dining Room 12' 5" x 11' 9" (3.78m x 3.58m) Under stairs storage cupboard. Radiator. UPVC double glazed window and UPVC door to rear aspect. Ceiling light point.

Kitchen 8' 1" x 3' 8" (2.46m x 1.12m) A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. UPVC double glazed window to rear aspect. UPVC door to side aspect. Radiator. Ceiling light point.

Bathroom 7' 3" x 4' 0" (2.21m x 1.22m) UPVC double glazed window to rear and side aspect. Radiator. Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 10' 1" x 9' 5" (3.07m x 2.87m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 12' 9" x 8' 4" (3.88m x 2.54m) UPVC double glazed window to front aspect. Radiator. Ceiling light point

Bedroom 3 UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Externally garden fronted with a small patio area to rear with shared courtyard.

Price £160,000

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 6th November1900, meaning that there are 874 years remaining

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,639 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is 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 or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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