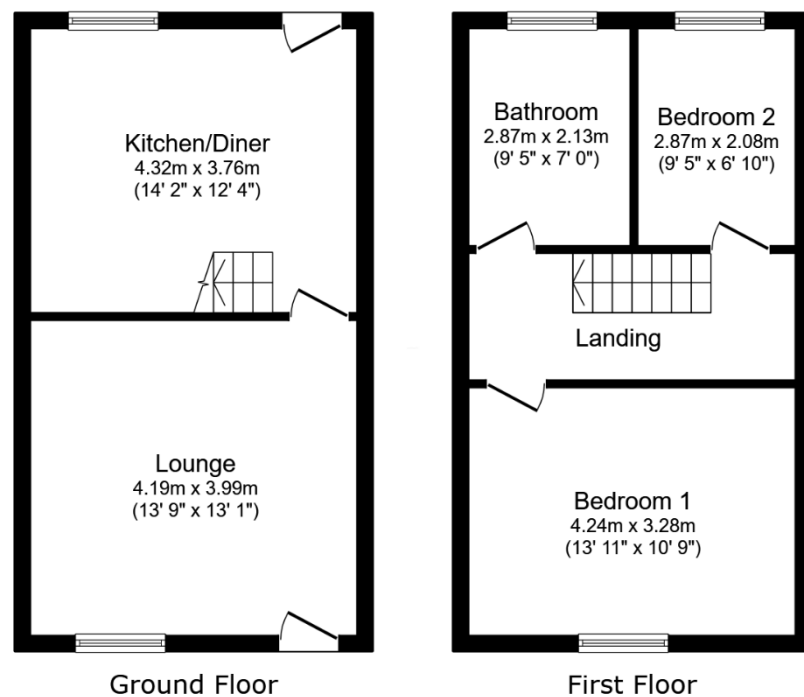




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Independent Estate Agents
Cardwells
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BURY ROAD, BURY, BL8



- Two bedrooms
- Parking to rear
- Ideal first time buy!
- Close to local amenities
- Superb transport links
- Well presented throughout
- Internal viewing recommended
- Video tour available!



£177,500

BOLTON
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Independent Estate Agents
Cardwells
Est. 1982

Cardwells estate agents are delighted to bring to market this two bedroom stone cottage. Gas central heated and double glazed this conveniently located home comprises of; lounge, dining kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an open yard with parking for two cars to the rear! Situated close to local amenities, great transport links and just a short drive into Bury town centre this property 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:

Lounge 13' 9" x 13' 1" (4.19m x 3.98m) UPVC double glazed window to front aspect. Radiator, ceiling light point

Kitchen/Diner 13' 10" x 11' 2" (4.21m x 3.40m) A range of wall and base units with sink and drainer. Electric oven, hob and extractor hood. Integrated fridge freezer, Intergrated dishwasher plumbed for washing machine. Radiator. Ceiling light point. UPVC double glazed window to rear aspect. Door to rear yard.

Bedroom 1 13' 4" x 10' 9" (4.06m x 3.27m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 2 8' 3" x 6' 7" (2.51m x 2.01m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

Bathroom 8' 3" x 7' 0" (2.51m x 2.13m) UPVC double glazed window to rear aspect. Radiator. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Spotlighting.

Externally garden fronted with an open rear yard with off road parking for two cars.

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 1957, meaning that there are 921 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 B rated which is at an approximate annual cost of £1,787 (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"

