

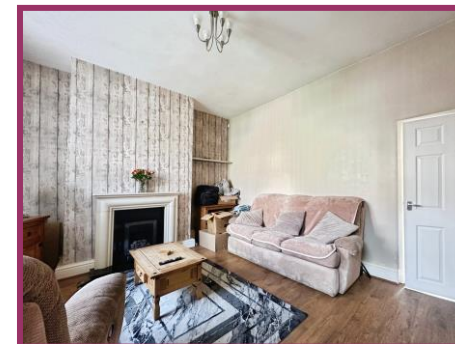
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



CORNALL STREET, BURY, BL8



- Two Bedroom Terraced
- Rear Garden
- Ideal First Time Buy
- Close To Local Amenities
- Well Presented
- Gas Central Heated
- Double Glazed
- Early Viewing Advised



£170,000

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Cardwells estate agents are delighted to bring to market this well presented two bedroom terraced home. Situated close to local amenities, transport links and just a short drive to Bury town centre this lovely home would suit a first time buyer! Comprising; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property boasts gardens to the front and rear. 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 14' 4" x 13' 6" (4.37m x 4.11m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Feature fire and surround.

Kitchen/Diner 14' 4" x 10' 6" (4.37m x 3.20m) UPVC double glazed window and door to rear aspect. Radiator. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for washing machine and fridge freezer. Ceiling light point. Stairs to first floor floor.

Bathroom 10' 6" x 7' 0" (3.20m x 2.13m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator. UPVC double glazed window to rear aspect.

Bedroom 1 14' 6" x 11' 8" (4.42m x 3.55m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 6" x 7' 1" (3.20m x 2.16m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Gated garden fronted garden. To the rear an enclosed paved and artificial grassed rear garden and free standing shed.

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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 12th December 1898, meaning that there are 872 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).

Conservation Area Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

Thinking Of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@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"

