



ROBERT STREET, BURY, BL8 1NS



- Three Bedrooms
- Downstairs Shower Room
- Enclosed rear yard
- No onward chain
- Ideal first time buy
- Early viewing advised
- Close to local amenities
- Popular location



£165,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are pleased to bring to market this three bedroom mid terraced. Situated in a popular residential area close to local amenities this lovely home is offered with no onward chain. Comprising; entrance hall, lounge, kitchen, downstairs shower room, three bedrooms and a WC. Externally this property is garden fronted with an enclosed rear yard. 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 Hall Stairs to first floor. Door to lounge.

Lounge 15' 7" x 12' 5" (4.75m x 3.78m) UPVC double glazed box bay window to front aspect. Wall mounted electric fire. Two wall light points. Ceiling light point.

Kitchen 11' 0" x 9' 5" (3.35m x 2.87m) UPVC double glazed window to rear aspect. Hardwood door to rear garden. A range of wall and base units with stainless steel sink and drainer. Space for cooker, plumbed for washing machine. Ceiling light point.

Storage Area 5' 3" x 5' 1" (1.60m x 1.55m) Ceiling light point. Storage wall cupboards. Door leading to shower room.

G/F Shower Room 5' 6" x 5' 6" (1.68m x 1.68m) Specially adapted wet room. Low flush wc. Pedestal wash hand basin. Electric wall mounted overhead shower. Wall panelling. Spot lighting. UPVC double glazed window to rear aspect.

First Floor Landing Door to WC

Bedroom 1 11' 3" x 11' 3" (3.43m x 3.43m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point. Storage cupboard.

Bedroom 2 7' 6" x 0' 0" (2.28m x 0.00m) UPVC double glazed window to rear aspect. Ceiling light point

Bedroom 3 11' 9" x 7' 6" (3.58m x 2.28m) UPVC double glazed window to rear aspect. Ceiling light point.

WC Low flush WC

Externally Paved and gated front garden with an enclosed rear paved yard.

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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 1929, meaning that there are 904 years remaining

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 indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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"

