

**BRIDGES AVENUE, BURY, BL9 9RJ**



- Two bedrooms semi detached
- Rear garden
- No onward chain
- In need of updating
- Sought after location
- Close to local amenities
- A short drive to Bury town centre
- Early viewing advised



**£195,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow. WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom semi detached home. Offered with no onward chain and in need of updating this property is located off the popular St Peters Road in Bury. Close to local amenities, transport links and just a short drive to Bury town centre this property comprises of; entrance hallway, lounge, kitchen, utility area, two bedrooms and a bathroom with separate WC. Externally this property is garden fronted with an enclosed rear garden. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hallway** Stairs to first floor. Ceiling light point.

**Lounge** 16' 9" x 11' 2" (5.10m x 3.40m) UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear aspect. Feature fire and surround. Ceiling light point.

**Kitchen** 10' 2" x 8' 1" (3.10m x 2.46m) Wall and base units with inset sink and drainer. UPVC double glazed window to rear aspect. Ceiling light point.

**Utility room** UPVC double glazed window and door to side aspect. Ceiling light point.

**Bathroom** Panelled bath. Wash hand basin. UPVC double glazed window to rear aspect. Ceiling light point.

**Seperate WC** Low flush wc. Ceiling light point. UPVC double glazed window to rear aspect.

**Bedroom 1** 16' 9" x 9' 9" (5.10m x 2.97m) UPVC double glazed window to front and rear aspect. Ceiling light point.

**Bedroom 2** 8' 1" x 8' 1" (2.46m x 2.46m) UPVC double glazed window to front aspect. Ceiling light point. Storage cupboard.

**Price** £195,000

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**Tenure** FREEHOLD

**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 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"