



HARVEY STREET, BURY, BL8 1NL



- Mid Terraced Property
- Three Bedrooms
- No Onward Chain
- In Need Of Renovation
- Gas C/H & D/G
- Close to Local Amenities
- Enclosed Rear Yard
- Early Viewing Advised



£150,000

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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 home. Although in need of updating this property does boast gas central heating and double glazing and comprises of; entrance vestibule, lounge, kitchen/diner, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. This property is close to local amenities, good schools and just a short walk or drive to Bury town centre. Offered with no onward chain. 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 the lounge.

Lounge 14' 7" x 13' 6" (4.44m x 4.11m) UPVC double glazed window to front aspect. Feature gas fire and surround. Radiator. Ceiling light point. Two wall light points

Kitchen/Diner 15' 6" x 10' 6" (4.72m x 3.20m) A range of wall and base units with stainless steel sink and drainer. Space for washer and cooker. Wall mounted gas fire. Under stairs storage cupboard. UPVC double glazed window to rear aspect. Radiator. Hardwood door to rear aspect. Ceiling light point. Stairs to first floor.

First Floor Landing

Bathroom 6' 7" x 5' 6" (2.01m x 1.68m) UPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Ceiling light point.

Bedroom 1 13' 6" x 9' 3" (4.11m x 2.82m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 6" x 8' 2" (3.20m x 2.49m) UPVC double glazed window to rear aspect. Wall to floor storage cupboard. Radiator. Ceiling light point.

Bedroom 3 10' 6" x 10' 5" (3.20m x 3.17m) Ceiling light point. Wall skylight from second bedroom.

Externally Garden fronted with an enclosed rear paved yard.

Price £150,000

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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 1877, meaning that there are 851 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.

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"

