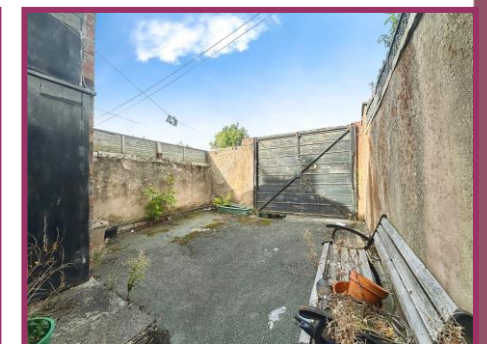
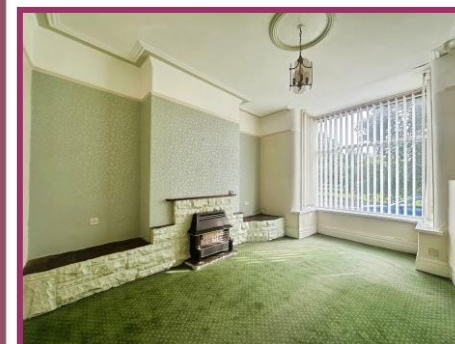


**HUNTLEY MOUNT ROAD, BURY, BL9 6JA**



- Two Bedroomed Mid Terraced
- Enclosed Rear Yard
- Gas Central Heating
- In Need of Updating
- Overlooking Hoyles Park
- Early Viewing Advised
- Close to Transport Links
- Close to Local Amenities



**£140,000**

**BOLTON**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: bolton@cardwells.co.uk

**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this two bedroom mid terraced home. In need of updating throughout this property is offered with no onward chain and comprises; entrance vestibule, hallway, lounge, dining room, kitchen, two bedrooms and a wet room. Externally this property is garden fronted with an enclosed rear yard with up and over garage door. Close to local amenities, transport links and facing Hoyles park this property must be viewed early to avoid disappointment.

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

**Entrance Vestibule** Alarm panel. Ceiling light point. Door to hallway.

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

**Lounge** 15' 7" x 11' 5" (4.75m x 3.48m) UPVC double glazed box bay window. Radiator. Ceiling light point.

**Dining Room** 14' 6" x 12' 5" (4.42m x 3.78m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage cupboard.

**Kitchen** 11' 1" x 6' 5" (3.38m x 1.95m) UPVC double glazed window. A range of wall and base units with stainless steel sink. Hardwood door to side.

### **First Floor Landing**

**Bedroom 1** 15' 3" x 12' 7" (4.64m x 3.83m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 13' 8" x 7' 7" (4.16m x 2.31m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Wet Room** UPVC double glazed window. Radiator. Ceiling light point. Adapted shower wet room with overhead shower. Low flush wc. Wash hand basin.

**Externally** Garden fronted with an enclosed rear yard with up and over door. Brickbuilt outhouse.

**Price** £150,000

**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 25th November 1913, meaning that there are 885 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**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).

**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** 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.

**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"

