



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

FOURTH AVENUE, BURY, BL9



- Two bedrooms
- Extended to rear
- Fitted bedrooms
- Driveway to front
- Landscaped garden to rear
- Ideal first time buyer
- Close to local amenities
- Two reception rooms



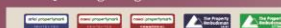
£189,950

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom extended mid terraced home. A perfect opportunity for a first time buyer to walk into a 'Turn key' home! Boasting modern and contemporary decor throughout and a driveway and generous rear garden this lovely terraced home has it all! Comprising ; entrance hallway, lounge, dining room, open plan kitchen, two double bedrooms and a modern bathroom. Externally this property has a tegula block paved driveway with a fantastic sized landscaped 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 or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall Composite door to front aspect. Radiator. Ceiling light point. Stairs to first floor.

Lounge 14' 10" x 12' 7" (4.52m x 3.83m) UPVC double glazed bay window to front aspect. Two wall lights. Ceiling light point. Radiator.

Dining Room 15' 9" x 7' 7" (4.80m x 2.31m) Open plan to kitchen. UPVC double glazed patio doors to rear garden. Under stairs storage. Tiled flooring. Ceiling light point. Radiator.

Kitchen 9' 7" x 7' 7" (2.92m x 2.31m) UPVC double glazed window to rear aspect. Skylight. A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Electric oven, ceramic hob and extractor hood. Built in microwave. Plumber for washing machine. Tiled flooring. Spotlighting.

Bedroom 1 15' 9" x 13' 1" (4.80m x 3.98m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 0" x 9' 9" (3.05m x 2.97m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom UPVC double glazed window to rear aspect. Panelled bath with shower over. Low flush wc. Wash hand basin. Chrome effect towel radiator. Vinyl flooring. Tiled elevations.Ceiling lightpoint.

Externally Tegula blocked paved driveway to the front. To the rear a paved landscape path, patio area with laid to lawn garden and a raised composite decking area.

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Tenure We have been advised the property is Leasehold on a term of 999 years from 24 June 1929. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax Rating The property is 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).

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

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

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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

