



Independent Estate Agents
Cardwells
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HAYWARD STREET, BURY, BL8 1LX



- Two Bedrooms
- Two Reception Rooms
- Ideal First Time Buy
- Immaculately Presented
- Close to Local Amenities
- Enclosed Rear Yard
- Early Viewing Advised
- A Short Drive to Bury Centre



£170,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982



Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom mid terraced home. Boasting two reception rooms this property is perfect for a first time buyer or couple! Situated close to local amenities, transport links and great schools this property is situated in a highly desirable area. Briefly comprising; entrance vestibule, hallway, lounge, dining room, kitchen, two bedrooms and a modern shower room. Externally this property has a landscaped and gated front garden with an enclosed rear paved landscaped 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:

Entrance Vestibule Door to hallway.

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

Lounge 14' 0" x 14' 0" (4.26m x 4.26m) UPVC double glazed window to rear aspect. Radiator. Gas feature fire. Understairs storage. Ceiling light point.

Dining Room 12' 3" x 10' 8" (3.73m x 3.25m) UPVC double glazed window to front aspect. Electric feature fire and surround. Ceiling light point. Radiator.

Kitchen 11' 6" x 6' 4" (3.50m x 1.93m) UPVC double glazed window to rear and side aspect. Door to rear yard. A range of wall and base units with complementing work surfaces. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Wall mounted boiler. Radiator. Spotlighting.

First Floor Landing

Bedroom 1 14' 0" x 11' 2" (4.26m x 3.40m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 13' 6" x 7' 7" (4.11m x 2.31m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Shower Room 9' 6" x 6' 3" (2.89m x 1.90m) UPVC double glazed frosted window to rear aspect. Chrome effect towel radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Pedestal wash hand basin. Tiled elevation.

Externally Landscaped gated front garden with an enclosed rear paved garden.

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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 27th June 1900, meaning that there are 872 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.

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 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"

