

SOMERFIELD ROAD, BLACKLEY. M9 8AQ



- Two Bedroomed Terraced
- No Onward Chain
- Rear Garden
- Close to Local Amenities
- Ideal For Commuters
- Early Viewing Advised
- Close to Local Amenities
- GSH & Double Glazed



£160,000

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

BURY
 14 Market St, Bury, BL1 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom mid terraced home. Offered with no onward chain this two bedroom home is in need of some updating and comprises; entrance hallway, lounge, kitchen, two bedrooms and a bathroom. Externally this property has gardens to the front with an enclosed rear garden. Situated close to local amenities and superb transport links, this property would suit a buy to let investor or first time buyers! Internal and early viewing is highly advised

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Radiator, ceiling light point.

Lounge 17' 6" x 11' 0" (5.33m x 3.35m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Kitchen 14' 2" x 7' 3" (4.31m x 2.21m) UPVC double glazed window and door to rear aspect. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washer. Ceiling light point. Radiator.

First Floor Landing

Bathroom 7' 9" x 7' 8" (2.36m x 2.34m) UPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator, ceiling light point.

Bedroom 1 11' 1" x 10' 8" (3.38m x 3.25m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

Bedroom 2 7' 9" x 7' 8" (2.36m x 2.34m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally laid to lawn gated garden and paved path to the front. To the rear, a paved patio and tarmac enclosed garden.

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (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"

