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BROADOAKS, BURY, BL9 7SU



- Two Bedroom Apartment
- New Kitchen
- Allocated Parking
- No Onward Chain
- Ideal First Time Buy
- Early Viewing Advised
- Newly Decorated and Carpeted
- Close to Fairfield Hospital







£140,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow. WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to the market this immaculately presented two bedroom 2nd floor apartment, offered for sale with the added advantage of no onward chain. Beautifully presented throughout and benefiting from a newly fitted kitchen, fresh decoration and new carpeting, this superb property offers modern, comfortable and low-maintenance living, making it an ideal purchase for first time buyers, professionals, commuters or those looking to downsize. Occupying a convenient and well-connected position within easy reach of Fairfield General Hospital, the apartment is ideally situated for access to both Bury and Rochdale town centres, with excellent transport links providing convenient connections to the surrounding areas. A variety of local amenities, shops and everyday facilities are also within easy reach, further enhancing the appeal of this attractive home. The accommodation is accessed via a communal entrance and briefly comprises a welcoming entrance hallway providing access to the principal rooms. The heart of the home is the spacious open plan lounge, dining area and kitchen, creating a bright and versatile living space that is perfectly suited to both everyday relaxation and entertaining. The newly fitted kitchen provides a fresh, contemporary finish, complementing the recently redecorated interiors and new carpeting to create an apartment that is ready for its next owner to move straight into. There are two well-proportioned double bedrooms, both offering comfortable accommodation with flexibility for a range of furniture arrangements. The second bedroom would also lend itself perfectly to use as a guest bedroom, home office or additional living space, depending on individual requirements. Completing the accommodation is a modern bathroom, providing a practical and stylish space for everyday use. Externally, the property further benefits from an allocated parking space, providing the convenience of off-road parking. The apartment's first floor position, attractive presentation and manageable accommodation make it particularly appealing to purchasers seeking a property that combines convenience, comfort and ease of maintenance. With the significant benefits of no onward chain, a newly fitted kitchen, fresh decoration, new carpeting throughout and two generous double bedrooms, this is an excellent opportunity to acquire a beautifully presented apartment in a convenient residential location. Early internal viewing is highly recommended to fully appreciate the accommodation, presentation and excellent location on offer. To arrange a personal accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215, and a member of our team will be delighted to assist.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Stairs to 2nd floor. Lighting. Letterboxes and meters.

Hallway Radiator. Ceiling light point.

Open Plan Lounge/Kitchen 22' 1" x 14' 2" (6.73m x 4.32m) UPVC double glazed patio doors and window. Two radiators. Two ceiling light points. A newly fitted kitchen with wall and base units, stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Wall mounted boiler. Plumbed for washing machine.

Bathroom 7' 7" x 5' 9" (2.3m x 1.75m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 14' 9" x 10' 6" (4.49m x 3.21m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 10" x 7' 3" (3.3m x 2.2m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Communal parking and maintained grounds.

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 11th February 2002, meaning that there are 974 years remaining. 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 £1,703 (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.

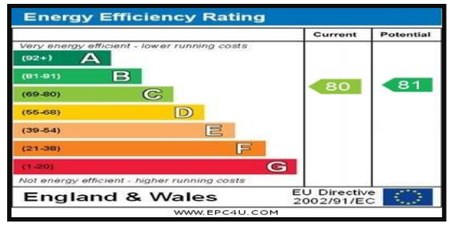
Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk 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"









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