



**MARKET STREET, TOTTINGTON, BURY, BL8**



- Three Bedroom Terraced
- Two Reception Rooms
- Basement Storage
- Period Features
- Close To Local Amenities
- Ideal Family Home
- Wood Burning Stove
- Early Viewing Advised!



**Offers Over £230,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Cardwells estate agents are delighted to bring to market this fantastic three bedroom mid terraced home. Offered with no onward chain this lovely home oozes period features throughout. Comprising; entrance vestibule, lounge, dining room, kitchen, basement storage, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to local amenities, with a variety of shops, bars and restaurants on your door step as well superb primary and high schools this really is a superb family home! 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Entrance Vestibule** Mosaic quarry tiled flooring.

**Hallway** Mosaic quarry tiled flooring. Radiator. Ceiling light point. Stairs to first floor.

**Lounge** 17' 6" x 13' 3" (5.33m x 4.04m) UPVC double glazed bay window to front. Open grate fire set in attractive fire surround with tiling and hearth. Radiator. Ceiling light point.

**Dining Room** 15' 9" x 14' 1" (4.80m x 4.29m) Wood burning stove set in Inglenook fireplace. Radiator. Stone flooring. Aluminium large window to rear aspect. Ceiling light point.

**Kitchen** 11' 2" x 9' 8" (3.40m x 2.94m) A range of wall and base units with sink and drainer. Space for range cooker. Aluminium double glazed window and door to side aspect. Radiator. Ceiling light point. Stairs to basement.

**Basement Storage** 16' 7" x 12' 8" (5.05m x 3.86m) Power and lighting.

**Landing** Storage cupboard. Radiator. Ceiling light point.

**Bedroom 1** 15' 8" x 11' 6" (4.77m x 3.50m) Cast iron fireplace. UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 7" x 8' 6" (3.22m x 2.59m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 3** 13' 9" x 8' 5" (4.19m x 2.56m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bathroom** 11' 1" x 10' 0" (3.38m x 3.05m) UPVC double glazed window to rear aspect. Radiator. Spotlighting. Freestanding oval bath with overhead shower. Wash hand basin. Low flush WC. Cupboard housing boiler.

**Externally** Paved and stepped to the front with mature shrubs. To the rear an enclosed gated paved yard.

**Viewings** 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold. 999 years from 1 May 1878. 852 years remaining.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 at the time of writing).

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

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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"