



Cardwells estate agents are delighted to bring to market this immaculately presented two double bedroom maisonette. Beautifully presented this lovely property boasts a double driveway and is turn key ready! Briefly comprising; entrance porch, hallway, open plan lounge/dining room, modern fitted kitchen, two double bedrooms and a family three piece bathroom suite. Externally this property has a double driveway. Located close to accessible transport links to the motorway, just a short drive to Bury town centre and a host of local amenities this is the ideal first time buy! 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 Porch** UPVC double glazed patio doors to front aspect. UPVC double glazed window. Door leading to hallway. Ceiling light point.

**Hallway** Ceiling wall light. Radiator.

**Lounge/ Dining Room** 17' 4" x 9' 7" (5.29m x 2.93m) UPVC double glazed window to front and rear aspect. Three ceiling wall lights. Two radiators.

**Kitchen** 9' 5" x 7' 10" (2.88m x 2.40m) UPVC double glazed window to front aspect. 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 and dishwasher. Space for fridge and freezer. Spot lighting.

**Bathroom** 6' 6" x 5' 6" (1.97m x 1.68m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Ceiling light point. Radiator.

**Bedroom 1** UPVC double glazed window to front and rear aspect. Radiator. Two ceiling light points.

**Bedroom 2** UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** a paved double driveway.

**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 or visiting: www.Cardwells.co.uk

**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 1st May 1984, meaning that there are 957 years remaining. Our clients advise us that leasehold charge is £25.00 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).

**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 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 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"

