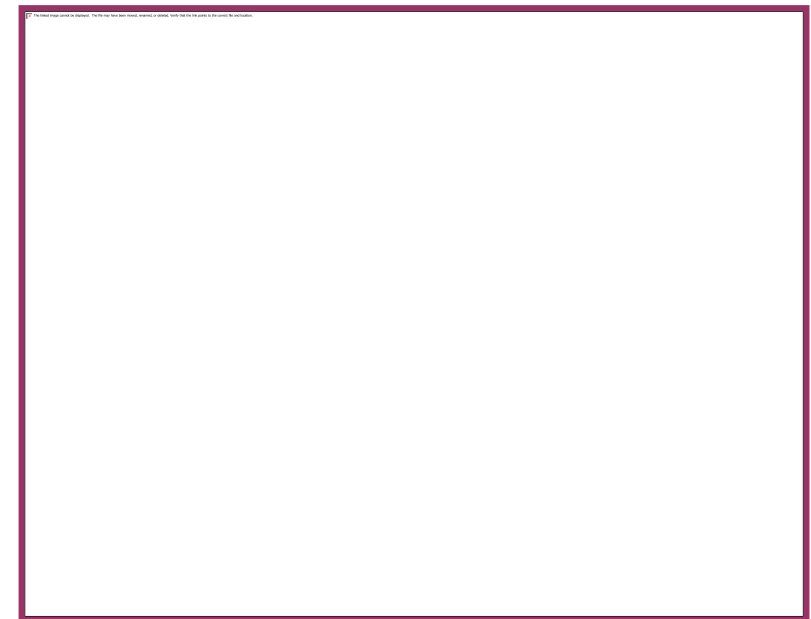
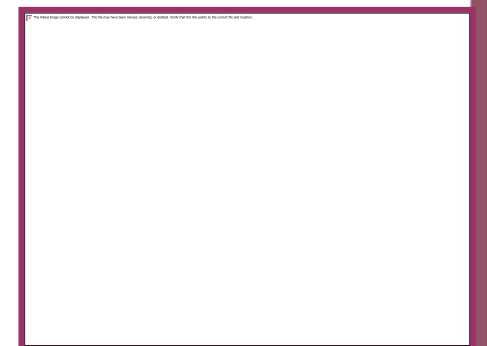
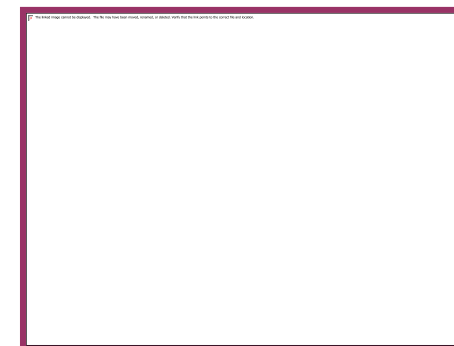
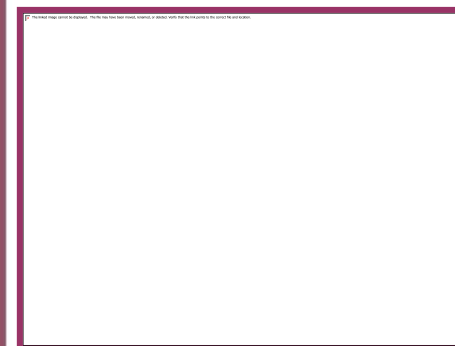


**GIVENDALE DRIVE, CRUMPSALL, M8 4PZ**



- 25% Shared Equity
- Rental Payable £127 PCM
- Two Bedrooms
- Driveway
- Gardens to Front & Rear
- Close to Tram Station
- Ideal First Time Buy
- In Need of Updating Throughout



**£30,000 – 25% SHARE**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

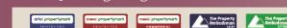
**BURY**

14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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T: 01204 381 281  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this two bedroom end mews property. In need of updating throughout this property is for sale for 25% equity with a monthly rental of £127.00 (awaiting confirmation). Guinness Property Management have confirmed that the buyer must: Have an income (if joint combined) or no more than &#80,000.00 and must not hold interest in another property, unless they are going to sell beforehand. Situated in the popular area of Crumpsall with easy access to the tram station, motorway and Manchester North Hospital. This project would suit a first time buyer looking to put their stamp on a property! Comprising; entrance hall, open plan lounge and Kitchen, two bedrooms and a bathroom. Externally this property boasts a driveway with gardens to front and rear. 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](http://www.Cardwells.co.uk)

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Hall** Storage cupboard. Door to lounge. Ceiling light point.

**Open plan lounge/ Kitchen** 16' 2" x 15' 9" (4.92m x 4.80m) UPVC double glazed window to front aspect. Sliding patio doors to rear aspect. Stairs to first floor. Feature fire place. Two ceiling light points. A range of wall and base units with sink and drainer.

First Floor Landing

**Bedroom 1** 12' 2" x 7' 6" (3.71m x 2.28m) UPVC double glazed window to rear aspect. Ceiling light point. Over stairs storage cupboard.

**Bedroom 2** 10' 9" x 9' 9" (3.27m x 2.97m) UPVC double glazed window to front aspect. Ceiling light point. Sliding fitted wardrobes.

**Bathroom** UPVC double glazed window to side aspect. Panelled bath, low flush wc, pedestal wash hand basin. Ceiling light point.

**Externally** Gardens to the front and rear with a driveway to the side.

**Price** £30,000 = 25% Share

**NOTE** The seller has advised that the monthly rent is £127. Guinness Property Management have confirmed that the buyer must: Have an income (if joint combined) of no more than £80,000 and MUST not hold interest in another property, unless they are going to sell beforehand.

**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](http://www.Cardwells.co.uk)

Tenure

**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 £1,379 (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.

**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"

