









Independent Estate Agents Est. 1982
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HOLLY STREET, BURY, BL9 7BS



- Three Bedrooms
- Two Reception Rooms
- No Onward Chain
- In Need of Updating
- Gardens to Front & Rear
- Close to Transport Links
- Early Viewing Advised
- Gas C/H & Double Glazing







£140,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells Estate Agents are delighted to bring to the market this spacious three-bedroom, two-reception-room mid-terraced property, offering excellent potential for purchasers looking to create a home tailored to their own tastes and requirements. Whilst the property would benefit from a programme of modernisation and updating throughout, it provides generously proportioned accommodation with considerable scope for improvement, making it an attractive proposition for first-time buyers, growing families and buy-to-let investors alike. The property benefits from UPVC double glazing and gas central heating, with the accommodation briefly comprising an entrance vestibule leading into a hallway, a lounge and a separate dining room, providing versatile spaces for both everyday living and entertaining. Completing the ground floor is a kitchen, whilst to the first floor there are three bedrooms and a family bathroom. Externally, the property enjoys a garden frontage, whilst to the rear is an enclosed garden offering outdoor space with the potential to be further enhanced and landscaped to suit individual preferences. Positioned within a convenient and established residential location, the property is well placed for access to a range of local shops, schools, amenities and transport links. Bury Town Centre is just a short distance away, offering an excellent selection of shopping facilities, restaurants, leisure attractions and public transport connections. For those needing to commute, convenient access to the motorway network provides links to Manchester and the surrounding areas. With its spacious accommodation, traditional layout and excellent potential for modernisation, this property represents a fantastic opportunity for buyers seeking a home they can improve and add their own personal stamp to, or investors looking to expand their rental portfolio. Early internal inspection is highly recommended to fully appreciate the accommodation, potential and convenient location on offer. For further information or to arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to hallway.

Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 12' 6" x 10' 7" (3.80m x 3.23m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 14' 1" x 11' 11" (4.3m x 3.63m) UPVC double glazed window. Under stairs storage cupboard. Radiator. Ceiling light point. Open plan to kitchen.

Kitchen 10' 10" x 5' 6" (3.29m x 1.68m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Ceiling light point.

First Floor Landing

Bathroom 8' 10" x 6' 2" (2.68m x 1.87m) UPVC double glazed window. Ceiling light point. Radiator. Shower cubicle. Low flush wc. Pedestal wash hand basin.

Bedroom 1 11' 11" x 9' 1" (3.64m x 2.77m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 13' 0" x 7' 6" (3.95m x 2.28m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 10" x 8' 2" (2.7m x 2.5m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Gated and garden fronted with an enclosed rear garden.

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 24th December 1877, meaning that there are 850 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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