



Independent Estate Agents
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HOLLY STREET, BURY, BL8 3EZ



- Two Bedroom Mid Terraced
- Detached Garage to Rear
- Ideal First Time Buy
- Modern Bathroom
- Close to Local Amenities
- Close to Transport Links
- Internal Viewing Advised
- FREEHOLD



£180,000

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 pleased to bring to market this two bedroom FREEHOLD mid terraced property. Situated in Tottington, close to local amenities, local transport link and good schools, this property comprises; entrance hallway, lounge, kitchen/diner, two double bedrooms and a modern bathroom. Externally this property is garden fronted with an enclosed rear yard and detached garage! Ideal first time buy on a lovely street. 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 Hall Stairs to first floor. Radiator. Ceiling light point.

Lounge 16' 2" x 12' 6" (4.92m x 3.81m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wall mounted gas fire.

Kitchen/Diner 15' 9" x 8' 4" (4.80m x 2.54m) UPVC double glazed window and door to rear aspect. A range of wall and base units with stainless steel sink and drainer. Space for cooker and plumbed for washing machine. Radiator. Ceiling light point. Under stairs storage.

First Floor Landing

Bedroom 1 15' 8" x 14' 2" (4.77m x 4.31m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

Bedroom 2 10' 7" x 9' 1" (3.22m x 2.77m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom 6' 3" x 5' 6" (1.90m x 1.68m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Shower cubicle with overhead shower. Low flush wc. Wash hand basin with vanity unit under. Wall tiling.

Externally To the front hard landscaped paved front garden and path. To the rear a gated paved rear yard with a detached garage accessible from the rear.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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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 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"

