

ORCHARD COURT, BURY, BL9 9JS



- Two Bed Ground Floor Apartment
- Communal Gardens
- Two Double Bedrooms
- Gated Development
- Allocated Parking
- Early Viewing Advised
- Close to Local Transport Networks
- A Short Drive to Bury Town Centre



£180,000

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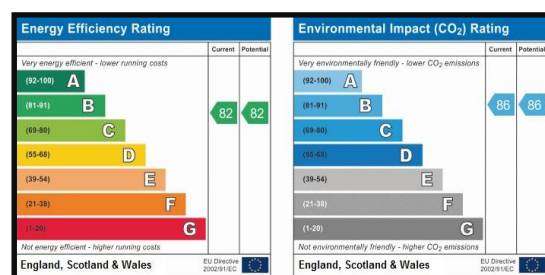
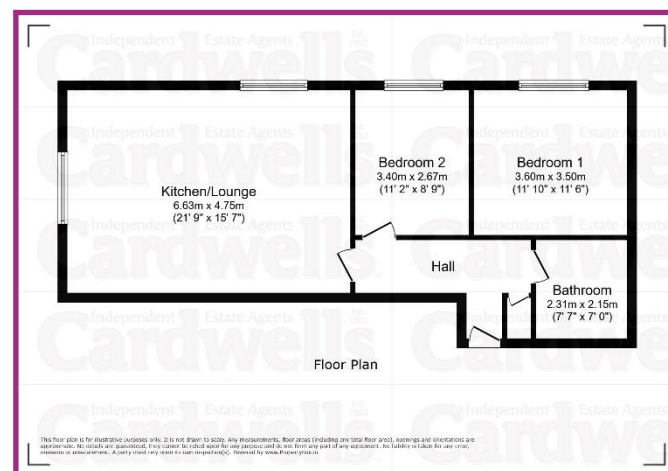
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are pleased to bring to market this two-bedroom ground-floor apartment, situated within the exclusive Orchard Court development. Offered for sale with no onward chain, this property combines spacious open-plan living with allocated parking and a convenient location close to Bury town centre. An appealing option for first-time buyers, those looking to downsize or anyone seeking the convenience of ground-floor accommodation, this apartment comes with our highest recommendation for viewing. The development is approached via a gated entrance, with an allocated parking space providing the reassurance of a dedicated place to park. A communal entrance leads to the apartment, where a private entrance hallway provides a welcoming introduction to the accommodation. At the heart of the home is a large open-plan lounge, kitchen and dining area, offering a sociable and versatile space for both everyday living and entertaining. The generous layout allows for distinct seating and dining areas while maintaining a sense of connection with the kitchen, making this a practical setting for relaxing evenings, informal meals and spending time with family and friends. There are two bedrooms, providing flexibility for a variety of needs, whether as sleeping accommodation or with the second bedroom used as a guest room or home office. A white three-piece bathroom suite completes the internal accommodation. The apartment also benefits from gas central heating and uPVC double glazing throughout. Positioned close to Bury town centre, Orchard Court offers convenient access to a wide range of shops, amenities and transport links, placing everyday essentials within easy reach. The combination of its ground-floor position, gated development, allocated parking and absence of an onward chain makes this a property well worth considering. A personal inspection is highly recommended to appreciate the accommodation and setting on offer. Viewings can be arranged seven days a week by contacting Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Electric gates, car parking space 12, communal entrance, entrance door into:

Reception Hallway 12' 11" x 9' 5" (3.93m x 2.87m) 'L' shaped, intercom, laminate flooring, storage cupboard, radiator.

Lounge/Diner/Kitchen 21' 10" x 11' 11" (6.65m x 3.63m) Open plan, laminate flooring, ceiling & wall Lights, two radiators, uPVC double glazed window front aspect from lounge. Professionally fitted kitchen comprising one & half bowl stainless steel sink unit with mixer tap, base & wall units with contrasting work tops, integrated oven, hob & extractor, Indesit washing machine, dishwasher & fridge freezer, wall mounted Worcester boiler, uPVC double glazed window to side.

Bedroom 1 10' 9" x 10' 2" (3.27m x 3.10m) Carpet, uPVC double glazed window, wall lights, radiator.

Bedroom 2 11' 1" x 8' 9" (3.38m x 2.66m) Carpet, uPVC double glazed window, wall lights, radiator.

Bathroom 6' 11" x 6' 2" (2.11m x 1.88m) Three piece suite comprising panel bath with over head mixer shower, wash basin & WC, cushion flooring, ceiling light, heated towel rail.

Outside Private communal gardens

Price £650 PCM

Viewings Can be arranged 7 days a week with Cardwells Estate Agents Bury on 0161 7611215

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 6th July 2009, meaning that there are 977 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 B rated which is at an approximate annual cost of £1,987 (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 "No" risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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