



RECTORY LANE, BURY, BL9 7TA



- Two Good-Sized Bedrooms
- Mid Terraced
- Two Reception Rooms
- No Onward Chain Delay
- In need of Updating
- Ideal First Time Buy
- Close to Fairfield Hospital
- Early Viewing Advised



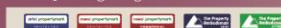
£180,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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 in Bury are delighted to bring to the market this two-bedroom mid-terraced property, offered for sale with no onward chain delay. Featuring two separate reception rooms, a garden frontage and an enclosed rear yard, this home presents an excellent opportunity for purchasers looking for a property they can update and make their own. Conveniently located close to Fairfield Hospital, the property enjoys easy transport links to both Bury and Rochdale, making it a practical choice for those needing access to either town. The location will also be of particular interest to buyers wishing to be within easy reach of the hospital. The accommodation comprises an entrance vestibule, providing a useful transition into the home, and a lounge offering a space to relax and unwind. A separate dining room provides flexibility to suit a variety of lifestyles, whether used for everyday dining, entertaining family and friends or as an additional sitting room. The kitchen completes the reception accommodation and offers an opportunity for the next owner to introduce their preferred fittings and finishes as part of a wider refurbishment. There are two bedrooms and a bathroom, with the property requiring updating throughout. This provides a blank canvas for buyers keen to put their own stamp on the interior and create a home tailored to their individual tastes and requirements. Externally, the property is garden fronted, while an enclosed rear yard provides outdoor space with potential for seating and potted planting. With its convenient location, two reception rooms and scope for improvement, this property would make an appealing first purchase for someone prepared to undertake updating works, or a potential buy-to-let investment. The absence of an onward chain is a further attraction. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 1" x 14' 4" (4m x 4.37m) UPVC double glazed window. Radiator. Feature gas fire. Ceiling light point.

Dining Room 14' 1" x 9' 2" (4.3m x 2.8m) Under stairs storage cupboard. Radiator, ceiling light point.

Kitchen 13' 1" x 9' 2" (4.0m x 2.8m) UPVC double glazed window and patio doors. Stainless steel sink and drainer. Wall mounted boiler. Ceiling light point. Space for cooker and fridge freezer. Plumbed for washing machine.

Bedroom 1 14' 1" x 14' 5" (4.3m x 4.4m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 6" x 5' 11" (3.5m x 1.8m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 11' 6" x 5' 11" (3.5m x 1.8m) UPVC double glazed window. Radiator. Ceiling light point. Twin grip panelled bath. Low flush wc. Pedestal wash hand basin. Over stairs storage cupboard.

Externally Paved garden to the front with an enclosed rear paved yard.

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 October 1911 meaning that there are 848 years remaining. Our clients advise us that leasehold charge is £2.00 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 £1,703 (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 the family home is in a position which is regarded as having "No" risk of flooding.

Thinking Of Selling? 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.

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"