

COOMASSIE STREET, RADCLIFFE. M26 3AU



- Two Bedroomed Terraced
- No Onward Chain Delay
- In Need of Reurbishment
- Ideal Buy to Let
- Close to Local Amenities
- Early Viewing Advised
- Close to Transport Links
- Gas Central Heating



£100,000

BOLTON

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

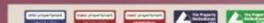
BURY

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



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Cardwells estate agents are delighted to bring to market this two bedroom mid terraced home. In need of updating throughout this property would suit a buy to let investor or cash buyer! Comprising; entrance vestibule, lounge, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to local amenities, transport links and Radcliffe Town Centre this property must be viewed early to avoid disappointment. 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 Vestibule Door to lounge.

Lounge 14' 5" x 13' 1" (4.4m x 4.0m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen/Diner 14' 5" x 14' 1" (4.4m x 4.3m) Hardwood door to rear garden. UPVC double glazed window to rear. A range of wall and base units with stainless steel sink and drainer. Wall mounted boiler. Ceiling light point. Radiator. Stairs to first floor.

First Floor Landing

Bedroom 1 15' 0" x 13' 5" (4.57m x 4.10m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 2 8' 4" x 7' 11" (2.55m x 2.41m) UPVC double glazed window. Radiator. Ceiling light point. Over stairs storage cupboard.

Bathroom 8' 2" x 4' 6" (2.5m x 1.36m) UPVC double glazed window. Bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Radiator.

Externally Garden fronted with an enclosed rear yard.

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 99 year term which started on 24th June 1889, meaning that there are 853 years remaining

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 £1,610 at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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"

