

Independent Estate Agents
Cardwells Est. 1982

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BURY STREET, HEYWOOD, OL10 3HH



- End Terraced
- Two Double Bedrooms
- In Need of Updating
- No Onward Chain Delay
- Close to Heywood Town Centre
- Ideal Investment Opportunity
- Double Glazed
- Enclosed Rear Yard



£90,000

BOLTON

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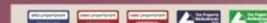
BURY

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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 pleased to bring to market this two bedroom end terraced home. Offered with no on ward chain and situated close to Heywood town centre, local amenities and superb transport links this property does require a full refurbishment. This would make a superb investment property! Briefly comprising; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom, externally this property is garden fronted with an enclosed rear yard. Early viewing is highly advised as this property has been priced for a quick sale!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to lounge.

Lounge 14' 7" x 9' 3" (4.44m x 2.82m) UPVC double glazed window to front aspect. Ceiling light point.

Kitchen 14' 7" x 9' 3" (4.44m x 2.82m) UPVC double glazed window to rear aspect. Hardwood door to rear aspect. Wall and base units with stainless steel sink and drainer. Ceiling light point.

First Floor Landing

Bedroom 1 14' 7" x 11' 6" (4.44m x 3.50m) UPVC double glazed window to front aspect. Ceiling light point. Door to bedroom 2.

Bedroom 2 14' 2" x 7' 3" (4.31m x 2.21m) UPVC double glazed window to rear aspect. Ceiling light point.

Bathroom 8' 7" x 7' 9" (2.61m x 2.36m) UPVC double glazed window to rear aspect. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Externally Gated front garden with an enclosed rear paved yard.

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.

Viewing 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

NOTE We have been appointed to sell this property by a company, Move With Us. The Move With Us policy is to charge people who are purchasing a property a fee £49 plus VAT (a total of £58.80 including VAT) to cover their customer due diligence costs. We have been asked to advise everyone that should their offer be accepted Move With Us will take payment for this via phone and we are told that memorandum of sale documents can not be sent until this fee has been paid to Move With Us. Cardwells Estate Agents are not charging you for this service, and we have no ability to provide refunds.

council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,639 (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"

