

**HEYWOOD COURT, MIDDLETON. M24 4RR**



- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen & Bathroom
- No Onward Chain Delay
- Ideal First Time Buy
- Popular Residential Location
- Conveniently Located to M60/62
- Early Viewing Advised



**O/O £140,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom ground floor apartment. Boasting it's own entrance this lovely apartment. Comprising; entrance hallway, lounge, modern kitchen, two double bedrooms and a modern family bathroom. Externally this property boasts beautifully maintained communal gardens with ample off road parking for residents and guests. Conveniently located with access to the M60/62 and just a short drive to Manchester City Centre. This property would suit a first time buyer and is offered with no onward chain.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Hall**

**Lounge/Diner** 15' 0" x 11' 1" (4.57m x 3.39m) Two double glazed windows. Ceiling light point.

**Kitchen** 14' 0" x 6' 1" (4.27m x 1.86m) A range of wall and base units with ceramic hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine. Spotlighting.

**Bathroom** 6' 8" x 6' 1" (2.02m x 1.86m) Shower enclosure with electric overhead shower. Low flush wc. Wall hung wash hand basin. Wall tiling. Spotlighting.

**Bedroom 1** 15' 0" x 9' 1" (4.57m x 2.77m) UPVC double glazed window. Spotlighting.

**Bedroom 2** 12' 0" x 8' 0" (3.66m x 2.43m) UPVC double glazed window. Ceiling light point.

**Externally** Communal gardens with ample off road parking.

**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 25th March 1975, meaning that there are 946 years remaining. 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

**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 shows that the property is not 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"

