



2 WELBECK CLOSE, MANCHESTER, GREATER MANCHESTER M45 8PB



- One Large Bedroom
- First Floor Flat
- Rear Garden
- Ideal First Time Buy
- Popular Residential Area
- Early Viewing Advised
- Gas Central Heated/Double Glazing
- No Onward Chain Delay!



£110,000

BOLTON

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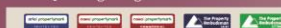
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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this well-positioned one bedroom first floor flat, situated in the popular and highly convenient area of Whitefield. Offered for sale with no onward chain delay, this property represents an excellent opportunity for first time buyers, those looking to downsize or purchasers seeking a conveniently located home with superb access to local amenities and transport links. Internally, the accommodation is well proportioned and comprises an entrance hallway, a comfortable lounge providing ample space for relaxing and entertaining, a separate fitted kitchen, one good-sized double bedroom and a bathroom. The property provides a practical and easy-to-maintain layout, making it an ideal choice for buyers looking to take their first step onto the property ladder. Externally, the property benefits from a rear garden, providing valuable outdoor space rarely associated with this type of accommodation. Our vendor also advises us that newly fitted windows and a new door are due to be installed in the coming weeks, further enhancing the property and adding to its appeal for prospective purchasers. The location is another major advantage, with a wide range of shops, supermarkets, cafés and everyday amenities available nearby. Whitefield Metrolink station is also within easy reach, providing excellent connections into Manchester city centre and the surrounding areas, making this a particularly attractive option for commuters. With its desirable Whitefield location, no onward chain, forthcoming improvements and excellent potential as a first home, this is a superb opportunity that we expect to generate strong interest. Internal and early viewing is therefore highly recommended. Call Cardwells Estate Agents on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 12' 6" x 11' 10" (3.8m x 3.6m) UPVC double glazed window. Radiator. Ceiling light point. Linen cupboard housing boiler. Panelled bath with over head electric shower. Low flush wc. Pedestal wash hand basin. Tiled flooring.

Kitchen 9' 2" x 11' 2" (2.8m x 3.4m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer, gas hob, electric oven and extractor hood. Plumbed for washing machine, space for dryer and fridge freezer.

Bathroom 8' 2" x 6' 3" (2.5m x 1.9m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 1 12' 6" x 11' 2" (3.8m x 3.40m) UPVC double glazed window. Radiators. Ceiling light point.

Externally rear gated garden area.

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 125 year term which started on 11th February 2004, meaning that there are 102 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 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 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"