

DAISYFIELD COURT, BURY, BL8 2BL



- Top Floor Flat
- Two Bedrooms
- Communal Parking
- Garage
- No Onward Chain Delay
- Early Viewing Advised
- Sought After Development
- Close to Local Amenities



£110,000

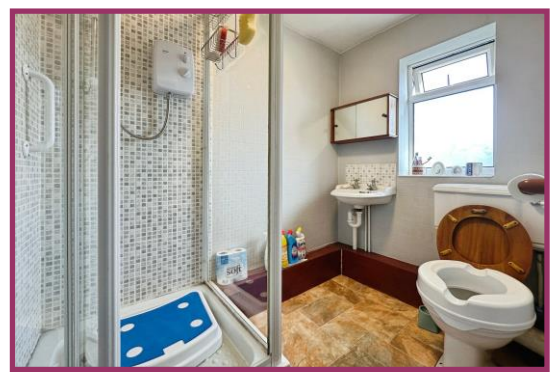
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Incorporating: Wright Dickson & Catlow, WDC Estates

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 delighted to bring to market this two bedroom top floor flat. Situated on the sought after Daisyfield court. This property is offered with no onward chain delay and comprises; communal entrance, hallway, lounge, kitchen, two bedrooms and a bathroom. Externally this property boasts beautifully maintained gardens with communal parking. This property comes with a garage with up and over door. Located off Bolton Road in Bury, this property is conveniently located close to local amenities, shops and superb transport links. Internal and early viewing is highly advised.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Letter boxes, stairs to top floor.

Hallway Ceiling light point. Storage cupboard. Electric storage heater.

Lounge 19' 5" x 10' 9" (5.93m x 3.28m) UPVC double glazed bay window. Ceiling light point. Electric storage heater.

Kitchen 8' 11" x 6' 7" (2.71m x 2.01m) UPVC double glazed window. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine.

Bathroom 6' 6" x 4' 5" (1.99m x 1.35m) UPVC double glazed window. Storage cupboard. Shower enclosed with overhead electric shower. Low flush wc. Wall hung wash hand basin. Ceiling light point.

Bedroom 1 12' 5" x 11' 1" (3.78m x 3.38m) UPVC double glazed window. Electric storage heater. Ceiling light point.

Bedroom 2 11' 11" x 6' 6" (3.62m x 1.97m) UPVC double glazed window. Electric storage heater. Ceiling light point.

Externally Beautiful maintained landscaped gardens. Communal parking. Garage with up and over door.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 990 year term which started on 20th December 1977, meaning that there are 946 years remaining

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 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"

