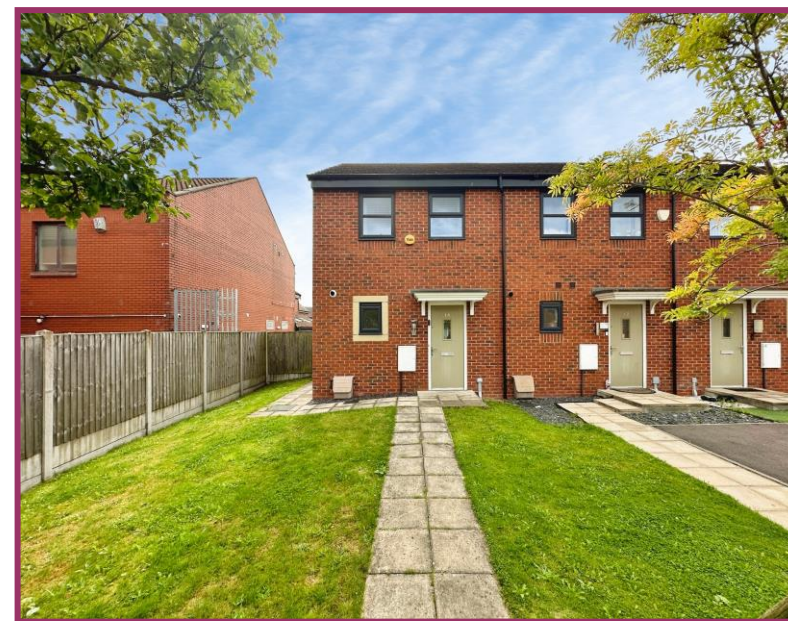


HENRY HILL CLOSE, HEYWOOD, OL10 1GA



- Two Bedroom End Mews
- Ideal First Time buy
- Walking Distance to Town Centre
- Allocated Parking Space
- Generous Rear Garden
- No Onward Chain Delay
- Modern Bathroom & Kitchen
- Early Viewing Advised



£170,000

BOLTON

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

BURY

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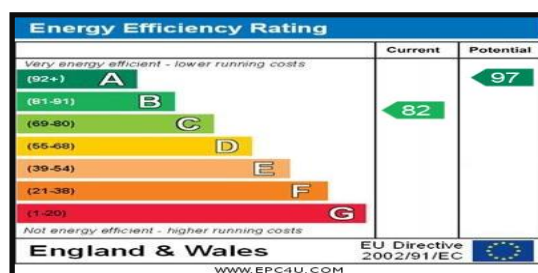
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this attractive and modern two double bedroom end mews property, occupying a particularly generous plot and offered for sale with the added benefit of no onward chain delay. Well presented and offering a practical, contemporary layout, this superb home would make an excellent purchase for first-time buyers, couples or those looking to downsize. The accommodation briefly comprises an entrance hallway, convenient downstairs WC and a spacious open-plan kitchen and living area, creating a fantastic sociable space for both everyday living and entertaining. To the first floor there are two well-proportioned double bedrooms together with a family bathroom. Externally, the property benefits from an allocated parking space to the front, whilst to the rear is a good-sized enclosed garden providing a private outdoor space ideal for relaxing, entertaining or enjoying during the warmer months. Being positioned at the end of the mews, the property also enjoys the advantage of its generous overall plot. The location is particularly convenient, with Hardwood Park Primary School and St Joseph's High School within easy reach, together with a wide range of supermarkets, shops and everyday local amenities. Excellent transport connections are also close by, including convenient access to the motorway network providing direct links towards both Manchester and Bury. Combining modern accommodation, two double bedrooms, excellent local amenities and no onward chain, this really is an ideal opportunity for a first-time buyer and early viewing is highly recommended. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Storage cupboard. Radiator. Laminate flooring.

Guest WC UPVC double glazed window. Wall mounted combination boiler. Radiator. Low flush wc. Pedestals wash hand basin.

Open Plan Kitchen/Lounge 19' 8" x 13' 2" (5.99m x 4.01m) UPVC double glazed window and patio doors to rear. A range of wall and base units with integrated hob, oven and extractor hood. Spotlighting. Laminate flooring. Radiator.

First Floor Landing

Bedroom 1 13' 3" x 8' 9" (4.04m x 2.67m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 2 13' 1" x 7' 6" (3.99m x 2.29m) Two UPVC double glazed windows. Radiator. Ceiling light point. Over stairs storage cupboard.

Bathroom 6' 5" x 6' 5" (1.96m x 1.96m) Panelled bath. low flush wc. Pedestal wash hand basin. Partially wall tiled. Radiator. Spotlighting.

Externally allocated parking space. Laid to lawn gardens to the front and rear.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, With a 250 year lease starting on 28th November 2018. 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 Heywood and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1.734 (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.

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"

