

BARRETT COURT, BURY ,BL9 7PL



- One Bedroom
- Gardens
- Off Road Parking
- Sold with Tenant in Situ
- Paying £750PCM
- Ideal Investment
- Early Viewing Advised
- Close To Local Amenities



£130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardwells Estate Agents in Bury are pleased to present this attractive one-bedroom terraced home, offering an excellent opportunity for investors seeking an immediate rental return. The property is offered for sale with a tenant already in situ, currently generating £750 per calendar month, making it an appealing ready-made buy-to-let investment. Well presented throughout, the accommodation comprises a welcoming entrance hallway, a comfortable lounge, and a well-appointed breakfast kitchen providing practical living space. To the first floor, there is a generously sized double bedroom and a modern bathroom suite. Externally, the property benefits from both front and side gardens, offering valuable outdoor space, together with the added convenience of off-road parking — a desirable feature for both homeowners and tenants alike. Situated within a popular residential location, the property enjoys excellent access to local amenities, commuter routes, and motorway connections, while being just a short drive from Bury Town Centre with its wide range of shops, restaurants, leisure facilities, and transport links into Manchester. Combining a convenient location, attractive rental income, and a tenant already in occupation, this property represents a fantastic addition to any investment portfolio. Early viewing is highly recommended to fully appreciate everything this property has to offer. Contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway UPVC front door. Radiator. Ceiling light point.

Lounge 11' 8" x 10' 7" (3.55m x 3.22m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 13' 10" x 5' 3" (4.21m x 1.60m) UPVC double glazed window. Radiator. Two ceiling light points. Under stairs storage cupboard. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker.

Bedroom 11' 1" x 10' 6" (3.39m x 3.21m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 10' 6" x 5' 9" (3.21m x 1.76m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with shower over head. Low flush wc. Wash hand basin.

Garden Garden fronted with an enclosed side hard landscaped garden and patio area. Driveway to the side.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 900 year term which started on 11th October 1982, meaning that there are 856 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 £1703 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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"