



- One Bedroomed Cottage
- Landscaped Rear Garden
- Modern Shower Room
- Gas Central Heating
- Double Glazed
- Close to Local Amenities
- Open Plan Lounge/Kitchen
- Early Viewing Advised



£125,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this well presented one bedroom stone cottage. Conveniently located close to local amenities, transport links and just a short drive to Bury town centre this lovely home would suit a first time buyer or buy to let investor! Comprising; entrance hall, open plan lounge and kitchen, one double bedroom and a shower room. Externally this property is pavement fronted with a landscaped rear garden! Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Directions

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Stairs to first floor. Radiator. Ceiling light point.

Lounge 11' 6" x 9' 6" (3.50m x 2.89m) UPVC double glazed window to front aspect. Ceiling light point. Radiator. Open plan to kitchen.

Kitchen 14' 10" x 4' 11" (4.52m x 1.50m) A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washing machine. Under stairs storage cupboard. Radiator. Ceiling light point. Wall mounted boiler. UPVC double glazed window and door to rear aspect.

First Floor Landing UPVC double glazed window to rear aspect. Ceiling light point.

Bedroom 11' 6" x 11' 6" (3.50m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Wardrobe.

Shower Room 5' 7" x 4' 11" (1.70m x 1.50m) Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin with storage under. Ceiling light point. Radiator. UPVC double glazed window to rear aspect.

Externally Pavement fronted with an enclosed rear landscaped yard with Indian stone patio areas and artificial grass.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. 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 Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Council Tax The property is liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (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 Bolton pre market research indicates that the property is in a very low flood risk area.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on

01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

