



## NEW BRIDGE GARDENS, BURY, BL9



- First Floor Apartment
- Two Bedrooms
- Allocated Parking Space
- Two Bedrooms
- No Upward Chain
- Ideal First Time Buy!
- Close To Local Transport Links
- Early Viewing Advised



**£110,000**

**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  
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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.



34 New Bridge Gardens, Bury, BL9 9PJ -We are acting in the sale of the above property and have received an offer of £103,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Cardwells estate agents are pleased to bring to bring to market this two bedroom first floor apartment. Conveniently located close to transport links, local amenities and shops this property would suit a first time buyer. Although in need of updating this property is offered with no onward chain and comprises; communal entrance, hallway, open plan lounge kitchen, two bedrooms and a bathroom. Externally this property has an allocated parking space. 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

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Stairs leading to first floor

**Hallway** ceiling light point. Space for dryer. Laminate flooring

**Open Plan Lounge/ Kitchen** 21' 0" x 11' 9" (6.40m x 3.58m) UPVC double glazed window to front and rear aspect. Electric wall mounted radiator. A range of wall and base units. Stainless steel sink and drainer. Electric hob and oven. Space for dishwasher, washing machine and fridge freezer. Three ceiling light points.

**Bathroom** Twin gripped Panelled bath with overhead shower. Low flush w/c. Pedestal wash hand basin. Ceiling light point. Electric towel radiator.

**Bedroom 1** 13' 4" x 9' 2" (4.06m x 2.79m) UPVC double glazed window to rear aspect. Wall mounted electric radiator. Ceiling light point.

**Bedroom 2** 11' 3" x 6' 3" (3.43m x 1.90m) UPVC double glazed window to rear aspect. Wall mounted electric radiator. Ceiling light point.

**Externally** Allocated parking space.

**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** We have been advised the property is Leasehold on a term of 999 years from 1st January 2004. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax Rating** 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).

**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

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is set not set within a conservation area.

**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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).