

HARVEY STREET, BURY, BL8



- Two Bedrooms
- Rear Garden
- Utility Room
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Ideal First Time Buy
- Close To Local Amenities
- Early Viewing Advised



£180,000 Offers Over

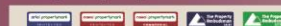
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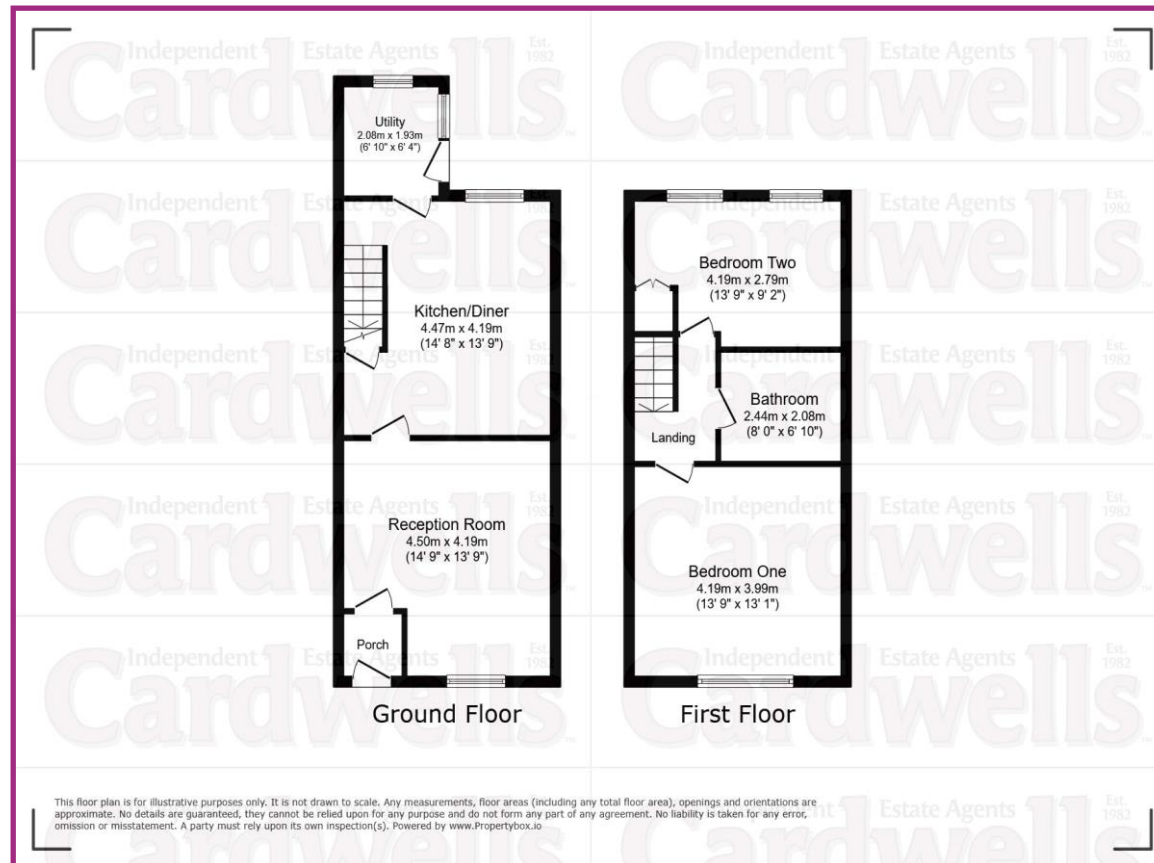
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

Cardwells estate agents are delighted to bring to market this two bedroom mid terraced home. Boasting a newly fitted kitchen and bathroom this is the ideal first time buy! Situated close to local amenities, transport links and just a short drive to Bury town centre this property must be viewed early to be appreciated. Comprising; entrance vestibule, lounge, modern breakfast kitchen, utility room, two bedrooms and newly fitted bathroom. Externally this property is garden fronted with an enclosed 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 Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to lounge.

Lounge 13' 9" x 14' 9" (4.19m x 4.49m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Kitchen/Diner 13' 9" x 14' 8" (4.19m x 4.47m) UPVC double glazed window to rear aspect. Radiator. Stairs to first floor. Door to utility room. A range of wall and base units with sink and drainer, ceramic hob, electric oven and extractor hood. Breakfast Island. Understairs storage. Laminate flooring. Ceiling spotlighting. Ceiling light point.

Utility Room 6' 4" x 6' 0" (1.93m x 1.83m) UPVC double glazed window to rear aspect. UPVC door to side aspect. Plumbed for washing machine. Space for dryer. Ceiling light point.

Bedroom 1 13' 9" x 9' 2" (4.19m x 2.79m) UPVC double glazed window to front aspect. Radiator. Spotlighting.

Bedroom 2 13' 9" x 9' 2" (4.19m x 2.79m) Two UPVC double glazed windows to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Externally Landscaped front and rear garden

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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 24th December 1877, meaning that there are 851 years remaining

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 £1,610 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 Bury pre-marketing research indicates that the detached 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"

