

ROCHDALE OLD ROAD, BURY, BL9 7SA



- One Bedroomed Cottage
- In Need of Full Refurbishment
- No Chain Chain
- Rear Garden
- Ideal Cash Buyer
- Close to Fairfield Hospital
- Early Viewing Advised
- Realistically Priced to Sell



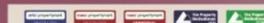
£75,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents bring to market this one bedroom cottage. Located close to Fairfield Hospital, superb transport links and just a short drive to Bury Town Centre. In need of a full renovation this would suit cash buyers looking for a project! Comprising of; entrance vestibule, lounge, kitchen, one bedroom and bathroom. Externally this property is pavement fronted with an enclosed rear garden. Early viewing is highly advised as this property has been realistically priced to sell. 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 to lounge.

Lounge 13' 1" x 13' 1" (4.0m x 4.0m) Hardwood single glazed window. Stairs to first floor. Radiator. Ceiling light point. Feature gas fire.

Kitchen 9' 10" x 7' 3" (3.0m x 2.2m) Storage under stairs housing boiler. A range of wall and base units. Stainless steel sink and drainer. Plumbed for washer. Space for cooker. Radiator. Ceiling light point. Hardwood single glazed window and door to rear aspect.

First Floor Landing

Bedroom 13' 1" x 13' 1" (4.0m x 4.0m) Hardwood single glazed window to front aspect. Radiator. Ceiling light point.

Bathroom Hardwood single glazed window. Radiator. Storage cupboard housing tank. Panelled bath. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Externally Pavement fronted with an enclosed rear garden.

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of a 999 years from 23rd March 1842 with 815 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 B rated which is at an approximate annual cost of £1,878 (at the time of writing).

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

