



Independent Estate Agents **Cardwells** Est. 1982

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NEW CATEATON STREET, BURY, BL9 6DY



- Two Good Sized Bedrooms
- Close To An Abundance Of Local Amenities
- Ideal Buy To Let
- Utility Room
- Ideal First Time Buy
- Early Viewings Highly Advised
- In Need of Updating



£140,000

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E: bolton@cardwells.co.uk

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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.



Cardwells estate agents are pleased to bring to market this extended two bedroom mid terraced home situated close to local amenities, transport links and just a short walk into Bury town centre, this property would suit a first time buyer or buy to let investor. Comprising; entrance vestibule, lounge, dining room, utility room, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. 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. Ceiling light point.

Lounge 13' 10" x 13' 10" (4.22m x 4.21m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire and surround.

Dining Room 8' 4" x 6' 11" (2.55m x 2.1m) Ceiling light point. Radiator. Open plan to extended kitchen. Door to utility room.

Kitchen 11' 6" x 6' 11" (3.5m x 2.1m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Radiator. Ceiling light point.

Bathroom 6' 7" x 5' 3" (2m x 1.6m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 2" x 13' 9" (4.33m x 4.18m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 9' 7" x 6' 10" (2.93m x 2.09m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Gated garden fronted with an enclosed rear paved yard.

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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 £1,703 (at the time of writing).

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 1st November 1883, meaning that there are 856 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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.

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).

