



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

LEYLAND STREET, BURY, BL9 9TG



- Two Double Bedrooms
- No Onward Chain Delay
- Two Reception Rooms
- Enclosed Rear Yard
- Ideal First Time Buyer
- Close to Transport Links
- Well Maintained Property
- Early Viewing Advised



£195,000

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



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 well cared for two bedroom mid terraced home. Situated close to local transport links, with easy access to both Whitefield and Bury Town centre, this property would suite a first time buyer! Offered with no onward chain delay this property comprises; entrance vestibule, lounge, dining room, kitchen, two double bedrooms and a modern bathroom. Externally this property boasts well maintained gardens to the front and rear with open aspects of Leyland street playground to the front. 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. UPVC double glazed front door. Ceiling light point.

Lounge 15' 1" x 13' 0" (4.60m x 3.96m) UPVC double glazed window. Radiator. Feature fire and surround. Stairs to first floor. Ceiling light point.

Dining Room 15' 1" x 12' 2" (4.60m x 3.70m) UPVC double glazed window. Understairs storage. Radiator. Ceiling light point. Built in drawers. Wall mounted gas fire.

Kitchen 14' 9" x 6' 5" (4.50m x 1.95m) Two UPVC double glazed windows and UPVC double glazed door. Ceiling light point. Radiator. Wall mounted boiler. A range of wall and base units with stainless steel sink and drainer. Space for gas cooker and fridge freezer. Extractor hood. Plumbed for washing machine and dishwasher.

First Floor Landing

Bathroom 8' 6" x 6' 1" (2.6m x 1.85m) UPVC double glazed window. Radiator. Storage cupboard. Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Wall and floor tiling.

Bedroom 1 15' 1" x 10' 5" (4.60m x 3.17m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 18' 1" x 7' 2" (5.5m x 2.19m) UPVC double glazed window. Radiator. Ceiling light point.

Externally paved and gated front garden. To the rear; an enclosed paved rear yard.

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 FREEHOLD. 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 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 not 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 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.

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"

