

**AUDLUM COURT, BURY, BL9 7PN**



- Two Bedrooms
- No Onward Chain
- Newly Fitted Kitchen and Bathroom
- Parking to Rear
- Cul-de-sac Position
- Newly Fitted Boiler
- Early Viewing Advised



**£180,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Cardwells estate agents are pleased to bring to market this two bedroom mid terraced property. Offered with no onward chain and boasting a full refurbishment this property would suit a buy to let investor or first time buyer and is ready to move straight into! Benefiting from newly fitted gas central heating, electrics, plastering, kitchen and bathroom; this property comprises; lounge, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard with parking to the rear. Situated close to local transport links, Bury town centre and local amenities. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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

**Lounge** 15' 7" x 11' 8" (4.75m x 3.55m) UPVC double glazed window and front door to front aspect. Radiator, Spotlighting Stairs to first floor.

**Kitchen** 12' 5" x 8' 8" (3.78m x 2.64m) Two UPVC double glazed windows and door to rear aspect. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine. Wall mounted boiler. Radiator, Spotlighting.

#### **First Floor Landing**

**Bathroom** Shower cubicle with over head shower. Low flush wc. Pedestal wash hand basin. Radiator. Spotlighting.

**Bedroom 1** 12' 4" x 8' 8" (3.76m x 2.64m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 2** 12' 3" x 7' 11" (3.73m x 2.41m)

**Externally** Paved to the front with an enclosed rear paved and gated garden. To the rear of this is a parking space.

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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 900 year term which started on 8th August 1985, meaning that there are 858 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 A rated which is at an approximate annual cost of £1,610 (at the time of writing).

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

**Flood Risk** Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

**Thinking of Selling** Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

