

PARSONAGE STREET, BURY, BL9 6BG



- Two Bedroomed Terraced
- In Need of Updating
- Rear Landscaped Garden
- Ideal First Time Buy
- Close to Bury Town Centre
- Close to Local Amenities
- Early Viewing Advised
- No Onward Chain



£130,000

BOLTON

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BURY

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to market this spacious two-bedroom mid-terraced property, offered for sale with the added benefit of no onward chain delay. Requiring a programme of modernisation and updating throughout, the property presents an excellent opportunity for a first-time buyer looking to create a home to their own taste, or an investor seeking a promising renovation project in a convenient and popular location. The accommodation comprises an entrance vestibule leading into a well-proportioned lounge, followed by a generous dining kitchen offering ample space for both cooking and dining. To the first floor are two good-sized double bedrooms and a bathroom. Externally, the property benefits from a generously sized rear garden, providing excellent potential to create an attractive and private outdoor space for relaxing, entertaining or family use. Conveniently positioned close to a wide range of local amenities, shops and public transport links, the property is also within comfortable walking distance of Bury Town Centre and its extensive selection of retail, leisure and dining facilities. With plenty of potential and the advantage of no onward chain, this property must be viewed to fully appreciate the accommodation and opportunity on offer. Early and internal viewing is highly recommended. Call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to lounge.

Lounge 13' 11" x 13' 7" (4.23m x 4.15m) UPVC double glazed window. Radiator. Feature fire and surround. Ceiling light point.

Kitchen 13' 11" x 11' 4" (4.23m x 3.46m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Stairs to first floor. Radiator. Ceiling light Point

First Floor Landing

Bathroom 8' 2" x 5' 4" (2.49m x 1.63m) UPVC double glazed window. Radiator. Spotlighting. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled.

Bedroom 1 13' 0" x 9' 10" (3.95m x 3.0m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 8' 2" x 8' 2" (2.5m x 2.5m) double glazed window. Radiator. Ceiling light point.

Externally pavement fronted with and enclosed paved rear garden with artificial grass.

viewing Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. 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 the 999 year term which started on 22nd December 1872 , meaning that there are 844 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 Bolton and is therefore liable for Bolton Council Tax. The property is A rated which is at an approximate annual cost of £1,703 (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"

