



Independent Estate Agents
Cardwells
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DAISYFIELD COURT, BURY, BL8 2BL



- Top Floor Apartment
- Superb Views
- One Bedroom
- Open Plane Lounge/Diner
- Garage/Communal Parking
- Ideal First Time Buy
- No Onward Chain Delay
- Early Viewing Advised



£115,000

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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.

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Cardwells Estate Agents are delighted to bring to market this beautifully presented one-bedroom top-floor apartment, enjoying an attractive position with stunning views overlooking Bury Angling Society. Offered for sale with no onward chain, this superb property would make an ideal purchase for a first-time buyer, downsizer or buy-to-let investor seeking a well-maintained home in a convenient location. The accommodation is accessed via a well-kept communal entrance and briefly comprises a private entrance hallway, a spacious open-plan lounge and dining area with plenty of room for both relaxing and entertaining, a fitted kitchen, a generous double bedroom with fitted furniture, and a modern bathroom. Externally, the development benefits from beautifully maintained gated communal gardens, providing a pleasant and secure setting for residents. Communal parking is also available, while the property further benefits from its own private garage with an up-and-over door, offering valuable additional parking or storage space. Conveniently positioned just off Bolton Road in Bury, the apartment provides easy access to Bury Town Centre, a wide range of local supermarkets, shops and everyday amenities, as well as excellent public transport and road links. This attractive apartment combines spacious accommodation, impressive views and a highly convenient location. Internal and early viewing is highly recommended to fully appreciate everything this lovely home has to offer. Call Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrane letter boxes, stairs to first floor.

Hallway storage cupboard. Ceiling light point. Electric wall mounted heater.

Open Plan Lounge/Diner 19' 6" x 12' 3" (5.94m x 3.73m) UPVC double glazed bay window. Ceiling light point. Electric wall mounted heater.

Kitchen 9' 6" x 6' 7" (2.9m x 2.0m) UPVC double glazed window. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Space for fridge freezer. Plumbed for washing machine.

Bedroom 11' 10" x 7' 11" (3.6m x 2.42m) UPVC double glazed window. Electric wall mounted heater. Ceiling light point. Fitted wardrobes.

Bathroom 6' 7" x 4' 5" (2.0m x 1.34m) UPVC double glazed window. Spotlighting. Twin grip panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Linen cupboard housing water tank.

Externally Communal parking, communal well maintained gated gardens.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 990 year term which started on 29th March 1975, meaning that there are 939 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 £1,703 (at the time of writing).

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

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"

