

8DAISYFIELD COURT, BURY, BL8 2BL



- Ground Floor Flat
- Two Bedrooms
- Rear Patio Area
- Garage
- No Onward Chain
- Early Viewing Advised
- Sought After Development
- Fitted Wardrobes



£140,000

BOLTON

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LETTINGS & MANAGEMENT

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Cardwells Estate Agents in Bury are delighted to bring to market this well presented two bedroom ground floor flat, situated within a highly sought after development overlooking Bury Angling Society. Offered for sale with no onward chain delay, this appealing property combines the convenience of ground floor living with the benefit of a garage and communal residents' parking. The property would appeal to a variety of purchasers, including first time buyers, those looking to downsize, and buyers seeking a home within an attractive residential setting. The property has been newly carpeted throughout and is accessed via a communal entrance, the accommodation comprises an entrance hallway, lounge, kitchen, two fitted bedrooms and a bathroom. The lounge provides a welcoming space in which to relax or spend time with family and friends, while the kitchen complements the practical layout. Both bedrooms benefit from fitted furniture, with the second bedroom offering flexibility for visiting guests or use as a home office, depending on individual requirements. Externally, the garage provides useful additional space for parking or storage, complemented by communal parking for residents. The development's position overlooking Bury Angling Society adds to its appeal and is a particular feature of the setting. With its desirable ground floor position, two fitted bedrooms and no onward chain, this property deserves early consideration. Internal viewing is highly recommended to fully appreciate the accommodation and surroundings. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance

Hallway Ceiling light point. Storage cupboard. Thermostatically controlled electric heater.

Lounge 19' 7" x 10' 8" (5.96m x 3.24m) UPVC double glazed patio doors. Electric feature fire and surround. Ceiling light point. Storage cupboard. Thermostatically controlled electric heater. Storage Heater.

Kitchen 8' 6" x 6' 8" (2.6m x 2.03m) UPVC double glazed window. A range of wall and base units with stainless steel sink and drainer and ceramic hob. Fridge freezer and washing machine. Ceiling light point.

Bathroom 6' 7" x 4' 3" (2.0m x 1.3m) Storage cupboard. Shower enclosure with overhead electric shower. Low flush wc. Vanity wash hand basin. Ceiling light point. Storage cupboard. Thermostatically controlled electric heater with towel rail attachment. Wall and floor tiling.

Bedroom 1 11' 10" x 8' 11" (3.61m x 2.72m) UPVC double glazed window. Ceiling light point. Storage cupboard. Thermostatically controlled electric heater. Ceiling light point. Fitted wardrobes, bedside cabinet, drawers and overhead storage.

Bedroom 2 9' 10" x 6' 6" (3.0m x 1.99m) UPVC double glazed window. Ceiling light point. Fitted wardrobes, bedside cabinet, drawers and overhead storage.

Externally Beautiful communal gardens, small patio area, resident communal parking and a garage with up and over door.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD - 939 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Viewings 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

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

