



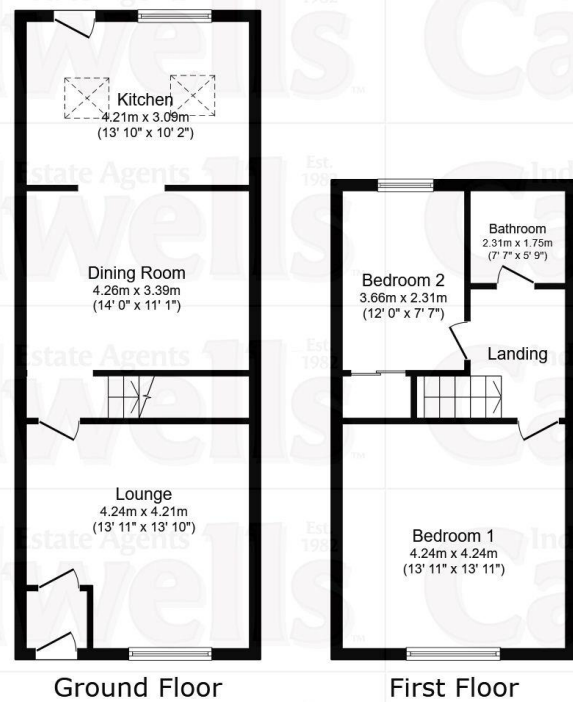
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

BURY ROAD, TOTTINGTON, BL8 3ET



- Mid Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- No onward chain delay
- Early viewing advised!
- Well presented throughout
- Ideal first time buy!



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

£200,000

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Cardwells estate agents are delighted to bring to market this well presented and extended two bedroom mid terraced home. Offered with no onward chain delay this superb home boasts two spacious reception rooms and a modern extended fitted kitchen. To the first floor are two double bedrooms with plenty of fitted storage and a modern three piece bathroom. Externally this property is garden fronted with an enclosed rear yard. Located close to local amenities, good schools and superb transport links this property must be viewed early to avoid disappointment. 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.

Lounge- 13' 10" x 13' 10" (4.21m x 4.21m) UPVC double glazed window. Radiator. Two wall light points. Ceiling light point. Feature electric fire. Laminate flooring.

Dining Room- 14' 0" x 11' 1" (4.26m x 3.39m) Open plan to kitchen. Two wall light points. Ceiling light point. Inset feature shelving and display lights. Laminate flooring. Radiator.

Kitchen 13' 10" x 10' 2" (4.21m x 3.09m) UPVC double glazed window door. Two skylights Velux windows. A range of wall and base units with stainless steel sink and drainer. Space for range gas cooker. Extractor hood. Plumbed for washing machine and dishwasher. Space for fridge and freezer. Spotlighting. Radiator. Tiled flooring

Bathroom- 7' 7" x 5' 9" (2.31m x 1.75m) UPVC double glazed window. Spotlighting. Radiator. Panelled bath with overhead thermostatic shower. Low flush wc and wash hand basin.

Bedroom 1 13' 11" x 13' 10" (4.24m x 4.22m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 2 12' 0" x 7' 7" (3.66m x 2.31m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobe.

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

Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,787 (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"

