



BAGULEY CRESCENT, MIDDLETON. M24 4QX



- Two Bedrooms
- Ground Floor Apartment
- Modern Kitchen
- Ideal First Time Buy
- Close to Motorway Network
- Close to Local Amenities
- Permit Communal Parking
- Early Viewing Advised



£130,000

BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this immaculately presented two-bedroom ground-floor apartment, offering spacious and well-maintained accommodation ideally suited to first-time buyers, professional couples or those looking to downsize. The property benefits from a welcoming entrance hallway, leading through to a generous open-plan lounge and dining area which provides ample space for both relaxing and entertaining. The modern fitted kitchen offers a range of contemporary wall and base units together with useful worktop space and integrated appliances. There are two well-proportioned double bedrooms, providing flexible accommodation for use as sleeping space, a home office or guest room, alongside a modern bathroom suite. Externally, residents have access to well-maintained communal gardens, creating an attractive outdoor setting, together with permit-controlled communal parking. Conveniently positioned close to a range of local shops, amenities and transport links, the apartment is also within easy reach of Heaton Park and provides excellent motorway access into Manchester and the surrounding areas. Offering spacious, modern and low-maintenance living in a highly accessible location, this superb ground-floor apartment must be viewed to be fully appreciated. Early and internal viewing is highly recommended. Call Cardwells Bury on 0161 761 1215 to arrange a viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway storage. Ceiling light point. Alarm panel.

Lounge/Diner 15' 5" x 11' 10" (4.7m x 3.6m) UPVC double glazed windows and doors. Two Electric wall mounted heaters. Ceiling light point.

Kitchen 13' 1" x 6' 7" (4.0m x 2.0m) A range of wall and base units with a stainless steel and drainer. Ceramic hob, electric oven microwave and grill. Extractor hood. Integrated fridge and freezer. Integrated dishwasher. Ceiling light point. UPVC double glazed window.

Bathroom 10' 10" x 6' 7" (3.3m x 2.0m) Shower enclose with overhead electric shower. Low flush wc. Vanity wash hand basin. Electric towel radiator. Ceiling light point. Linen cupboard. Partially wall tiled. Extractor fan.

Bedroom 1 11' 10" x 10' 2" (3.6m x 3.1m) UPVC double glazed window. Electric wall mounted heater. Ceiling light point. Fitted wardrobes.

Bedroom 2 11' 10" x 7' 7" (3.6m x 2.3m) UPVC double glazed window. Electric wall mounted heater. Ceiling light point.

Externally Well maintained communal gardens and permit communal parking.

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

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of a 999 years from 12nd November 1975 with 9466 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).

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.

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"

