



Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

WASH TERRACE, BURY, BL8 1TY



- Two Double Bedrooms
- Four Piece Bathroom
- Integrated Breakfast Kitchen
- Private Parking to Front
- Cellar Room
- Ideal First Time Buy
- Early Viewing Advised
- Beautifully Presented Throughout



£200,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this stunning two bedroom mid terraced home. Beautifully presented throughout this lovely home comprises; entrance vestibule, lounge, breakfast kitchen, cellar, two double bedrooms and a four piece bathroom. Located close to local amenities, transport routes and just a short drive to Bury Town centre this property would suit a first time buyer. Externally this property boasts private parking to the front with a landscaped front and rear garden. 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 14' 3" x 11' 3" (4.34m x 3.43m) UPVC double glazed window. Radiator. Ceiling light point. Two wall light points. Feature gas fire and surround.

Kitchen/Diner 14' 2" x 12' 0" (4.33m x 3.66m) UPVC double glazed window and door. Spotlighting. Radiator. A range of modern wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge, freezer, dishwasher and washing machine. Breakfast bar. Stairs leading to cellar room.

Cellar 13' 8" x 8' 5" (4.17m x 2.56m) Spotlighting. Storage cupboards.

First Floor Landing

Bathroom 8' 11" x 7' 2" (2.73m x 2.19m) UPVC double glazed window. Radiator. Panelled corner bath. Shower enclosure with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin.

Bedroom 1 11' 5" x 10' 11" (3.48m x 3.32m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Bedroom 2 14' 10" x 6' 7" (4.53m x 2.01m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Private parking to the front with paved front garden. To the rear a paved rear yard.

Viewing 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 FREEHOLD. 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 B rated .

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 the 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"

