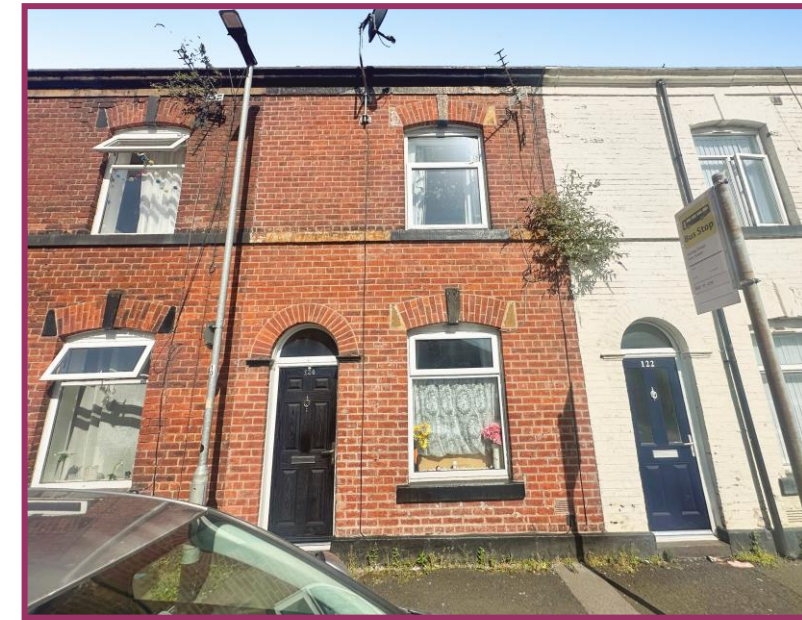




Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

HORNBY STREET, BURY, BL9 5BB



- Two Bedrooms
- Tenant in Situ paying £900pcm
- Ideal Investment
- Two reception Rooms
- Close to Bury Town Centre
- Well presented
- Early Viewing Advised
- Popular Residential Area



£140,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk



Cardwells Estate Agents Bury are delighted to present to the market this beautifully maintained and well-presented two-bedroom mid-terraced property, offering an excellent opportunity for investors seeking an immediate rental income. The property is currently offered with a tenant in situ achieving £900 per calendar month, making this an appealing turnkey investment with strong potential for future growth. Upon entering the property, you are welcomed via an entrance vestibule leading into a bright and inviting lounge, providing a comfortable living space with a warm and homely feel. Continuing through, the property benefits from a separate dining room, offering a versatile area ideal for family meals, entertaining, or additional living space. To the rear sits a modern fitted kitchen, thoughtfully designed with a range of contemporary wall and base units, practical work surfaces, and space for everyday appliances, creating a functional and stylish cooking environment. To the first floor, the accommodation comprises two well-proportioned bedrooms, both offering comfortable living space, alongside a family bathroom fitted with modern fixtures and fittings. Externally, the property benefits from an enclosed rear yard, providing a private outdoor area with the added advantage of an up-and-over door, creating potential for off-road parking if required. The location further enhances the appeal of this fantastic home, situated within easy reach of the ever-popular Clarence Park and the Lido, offering pleasant green spaces and leisure facilities nearby. The property is also conveniently positioned just a short walk from Bury town centre, where a wide range of shops, cafés, restaurants, transport links, and amenities can be found, including access to the Metrolink network for commuters. With a reliable rental income already in place, a desirable location, and excellent long-term investment prospects, this property represents a superb opportunity for buy-to-let landlords looking to expand their portfolio. Early internal viewing is highly recommended to fully appreciate the accommodation and investment potential on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Composite door to the front elevation leading into vestibule. Door leading to the lounge.

Lounge 14' 4" x 14' 3" (4.37m x 4.34m) Double glazed window to the front elevation. Living flame electric fire. Laminate flooring. Radiator.

Dining Room 14' 4" x 8' 4" (4.37m x 2.54m) Double glazed window to the rear elevation. Stairs lead off to the first floor landing. Under stairs store. Laminate floor. Door leads to the kitchen.

Kitchen 17' 7" x 5' 5" (5.36m x 1.65m) Double glazed window and composite door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with extractor hood over. Electric oven. Space for fridge freezer. Plumbed for washing machine and dishwasher. Tiled floor.

First Floor Landing Stairs lead off from the dining room to the first floor landing. Loft access.

Bedroom 1 14' 4" x 14' 4" (4.37m x 4.37m) Double glazed window to the front elevation. Radiator. Door to the Jack n Jill bathroom.

Bedroom Two 9' 3" x 8' 3" (2.82m x 2.51m) Double glazed window to the rear elevation. Radiator. Door to the Jack n Jill bathroom

Bathroom A Jack n Jill bathroom (accessible from both bedrooms) with three piece suite comprising; Bath with electric shower over, pedestal wash hand basin and close coupled W.C. Chrome heated towel rail. Tiled elevations. Tiled floor.

Externally Pavement fronted. The rear has a flexible use stone flagged courtyard area with up and over door to provide off road parking and LED garden lights to enable al fresco dining and evening entertaining.

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 £1,703 (at the time of writing).

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Leasehold, enjoying the remainder of the 999 year term which started on 3rd November 1874, meaning that there are 844 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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"

