



HORBURY DRIVE, BURY, BL8 2PS



- Mid Terraced
- Three Bedrooms
- Ideal First Time Buy
- Close to Local Amenities
- Good Sized Rear Garden
- Early Viewing Advised
- No Onward Chain Delay
- Close to Bury Town Centre



£170,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to the market this three-bedroom mid-terraced property, offered for sale with no onward chain, making it an excellent opportunity for first-time buyers looking to take their first step onto the property ladder, as well as buy-to-let investors seeking a potential addition to their rental portfolio. Conveniently situated close to a range of local amenities, excellent transport links and just a short drive from Bury Town Centre, the property is ideally positioned for those seeking easy access to everyday essentials, shopping facilities and commuting routes. Upon entering the property, you are welcomed by an entrance hallway leading through to the lounge, providing a comfortable space to relax and unwind. The accommodation continues with an open-plan dining room and kitchen, offering a practical layout for everyday living and entertaining. To the first floor, there are three well-proportioned bedrooms, complemented by a shower room, providing accommodation suitable for a variety of buyers. Externally, the property benefits from a garden frontage, adding to its kerb appeal, while to the rear there is an enclosed, paved garden. This provides a low-maintenance outdoor space, ideal for enjoying the warmer months or for those who prefer an easily managed garden. With its convenient location, versatile accommodation and the advantage of no onward chain, this property represents an appealing opportunity for both owner-occupiers and investors alike. Early viewing is highly recommended to fully appreciate the potential and convenience this property has to offer. For further information or to arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway Under stairs storage cupboard. Radiator. Ceiling light points. Stairs to first floor.

Lounge 13' 3" x 11' 11" (4.03m x 3.63m) UPVC double glazed box bay window. Radiator. Ceiling light point. Inset feature fireplace.

Dining Room/Kitchen 17' 8" x 13' 0" (5.39m x 3.95m) UPVC double glazed window and patio doors. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge freezer and washing machine. Two ceiling light points. Radiator. Built in storage, drawers and shelving.

First Floor Landing

Shower Room 6' 1" x 4' 11" (1.86m x 1.50m) UPVC double glazed window. Radiator. Shower cubicle with overhead thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Ceiling light point.

Bedroom 1 12' 9" x 11' 6" (3.88m x 3.50m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 8" x 8' 10" (3.25m x 2.70m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 6" x 8' 1" (2.6m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Gated paved front garden. Paved rear enclosed garden.

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 26th November 1924, meaning that there are 896 years remaining. Our clients advise us that leasehold charge is per £2.50 annum. We encourage all interested parties to seek clarification of this from their solicitor.

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 £1,987 (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"

