

RECTORY LANE, BURY, BL9 7TA



- Two Bedrooms
- Semi Detached
- Two Reception Rooms
- Two Bathrooms
- Conservatory
- Garage
- Driveway
- Close to Fairfield Hospital



£230,000

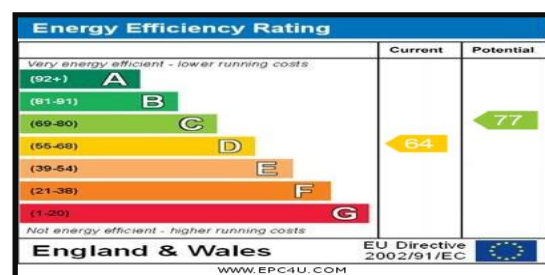
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Cardwells Estate Agents are delighted to bring to the market this well-presented two-bedroom semi-detached home, offering spacious and versatile accommodation ideal for a range of buyers. Situated in a convenient residential location, the property provides well-proportioned living accommodation arranged over two floors. A particular highlight is the generous ground-floor layout, which benefits from three reception areas, providing excellent flexibility for modern family living, working from home, dining, or entertaining. The accommodation briefly comprises a welcoming entrance hallway leading into a comfortable lounge, separate dining room and bright conservatory. The kitchen provides access to the essential amenities of the home, while a convenient downstairs bathroom completes the ground-floor accommodation. To the first floor are two well-proportioned bedrooms, together with a further bathroom, offering comfortable sleeping accommodation and useful additional facilities. Externally, the property benefits from a substantial driveway to the front, providing parking for numerous vehicles and leading to a garage, offering valuable additional storage or parking space. The property also enjoys gardens to both the front and rear, providing outdoor space for relaxation, gardening and entertaining. The property's versatile accommodation, generous parking provision and convenient location make it an appealing proposition for a variety of purchasers. It is ideally situated close to Fairfield Hospital, a range of local amenities and excellent transport links, providing convenient access towards both Bury and Manchester. Internal viewing is highly recommended to fully appreciate the accommodation, layout and potential this property has to offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents on 0161 761 1215. Viewings are available seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point. Door to lounge.

Lounge 16' 5" x 9' 10" (5.0m x 3.0m) UPVC double glazed window. Radiator. Two ceiling light points. Feature fire and surround.

Downstairs Bathroom 8' 6" x 6' 11" (2.6m x 2.1m) Panelled bath with overhead shower. Low flush WC. Wall hung wash hand basin. Towel Radiator. Wall tiling. Spot lighting.

Dining Room 11' 6" x 8' 6" (3.5m x 2.6m) UPVC double glazed patio doors to conservatory. Radiator. Ceiling light point.

Conservatory 15' 1" x 9' 8" (4.59m x 2.94m) UPVC double glazed windows, patio doors and roof. Radiator. Ceiling light point.

Kitchen 11' 10" x 6' 11" (3.6m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine.

Bedroom 1 10' 6" x 7' 1" (3.19m x 2.17m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 5" x 7' 1" (3.17m x 2.16m) UPVC double glazed window. Radiator. Ceiling light point.

Upstairs Bathroom UPVC double glazed window. Towel radiator. Shower enclosure, with overhead shower. Low flush wc. Vanity wash hand basin. Spot lighting.

Externally To the front a driveway for numerous cars leading to a garage with up and over door. Laid to lawn garden to the front. To the rear a paved rear patio area which steps to a laid to lawn garden.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999year term which started on 18th January 1979, meaning that there are 950 years remaining. Our clients advise us that leasehold charge is per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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.

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"

