

LONSDALE STREET, BURY, BL8 2QD



- Two Bedroomed Mid Terraced
- Overlooking Whitehead Park
- Popular Residential Location
- Enclosed Rear Yard
- Early Viewing Advised
- In Need of Updating
- Ideal First Time Buy
- Close to Local Amenities



£170,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are pleased to bring to market this spacious two-bedroom mid-terraced home, pleasantly positioned on an attractive cobbled street overlooking Whitehead Park. Offering well-proportioned accommodation throughout, the property presents an excellent opportunity for a first-time buyer, young couple or someone looking for a home they can personalise and add their own stamp to. Upon entering the property, an entrance vestibule leads into a welcoming lounge, providing a comfortable space in which to relax. To the rear is a generously sized dining kitchen, offering ample room for both cooking and dining and creating an ideal setting for everyday living and entertaining. To the first floor, there are two well-proportioned double bedrooms, along with a family bathroom. The size and layout of the accommodation provide plenty of potential for a purchaser to modernise and tailor the property to suit their own tastes and requirements. Externally, the property benefits from a garden frontage which adds to its traditional kerb appeal, while to the rear is an enclosed yard offering a private and low-maintenance outdoor space. Conveniently located close to a range of local amenities, shops and transport links, the property is also within easy reach of Bury town centre and its excellent selection of retail, leisure and dining facilities. Whitehead Park is positioned directly opposite, providing pleasant green surroundings and convenient access to recreational space. Offering spacious accommodation, an appealing outlook and plenty of potential, this charming terraced home must be viewed to be fully appreciated. Internal and early viewing is highly advised. Please call Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule UPVC double glazed window. Radiator. Ceiling light point.

Lounge 14' 10" x 14' 4" (4.52m x 4.37m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 14' 4" x 9' 3" (4.37m x 2.81m) UPVC double glazed window. Composite door. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. Radiator. Ceiling light point. Under stairs storage.

First Floor Landing

Bedroom 1 14' 5" x 11' 10" (4.4m x 3.60m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 14' 5" x 8' 9" (4.4m x 2.66m) Two UPVC double glazed windows. Radiator. Ceiling light point.

Bathroom 9' 10" x 4' 7" (3.0m x 1.39m) Panelled bath with overhead shower. Low flush wc. Wash hand basin. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear yard.

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 the 999 year term which started on 9th September 1889, meaning that there are 859 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.

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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"



