



Independent Estate Agents
Cardwells Est. 1982

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BOLTON ROAD WEST, RAMSBOTTOM, BL0 9PJ



- Three Bed Semi Detached
- Parking to Rear/Garage
- Requires Some Cosmetic Upgrading
- Potential to Create Lovely Home
- No Onward Chain Delay
- Close to Good Schools
- Early Viewing Advised



£270,000

BOLTON

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BURY

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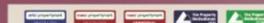
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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Cardwells estate agents are delighted to bring to market this three bedroom semi detached home. This property would suit a first time buyer looking put their own stamp on a property! In need of cosmetic work throughout this property is offered with no onward chain delay and boasts accommodation over three floors! Situated close to Ramsbottom town centre with an array of restaurants, shops, supermarkets, and local amenities as well as superb transport links. Briefly comprising of; entrance hallway, lounge, dining room, kitchen, three bedrooms and a bathroom. To the lower floor there is a separate entrance leading to access for the garage and storage room. Externally this property boasts a garden to the front with off road parking and yard leading to a garage to the rear! 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor under stairs storage. Radiator. Ceiling light point.

Lounge 15' 8" x 12' 0" (4.77m x 3.65m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Double doors to dining room.

Dining Room 16' 7" x 8' 9" (5.05m x 2.66m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Kitchen 10' 9" x 5' 6" (3.27m x 1.68m) UPVC double glazed window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Door with stairs leading to lower level.

Downstairs Entrance 11' 0" x 8' 9" (3.35m x 2.66m) Door to rear garden. Door to garage. Radiator. Wall mounted boiler. Ceiling light point.

Garage 16' 9" x 8' 9" (5.10m x 2.66m) Up and over door. Power and lighting. Door to sub floor storage.

First Floor Landing

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. Shower cubicle with over head shower. Spotlighting. Radiator. Two UPVC double glazed windows to rear aspect.

Bedroom 1 13' 3" x 11' 0" (4.04m x 3.35m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes

Bedroom 2 12' 9" x 9' 3" (3.88m x 2.82m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 3 8' 6" x 7' 0" (2.59m x 2.13m) UPVC double glazed window to front aspect. Over stairs storage. Radiator, ceiling light point.

Externally Garden fronted with paved access to side leading to rear paved garden. Parking leading to a garage with up and over door.

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 1st June 1976, meaning that there are 948 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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Council Tax The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is c rated which is at an approximate annual cost of £2,146 (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 the 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"



