

HEYWOOD COURT, MIDDLETON, M24 4RR



- Top Floor Apartment
- Two Double Bedrooms
- No Onward Chain Delay
- Close to Local Amenities
- Ideal For Commuters
- Ideal First Time Buy
- Close to Motorway Network
- Early Viewing Advised



£125,000

BOLTON
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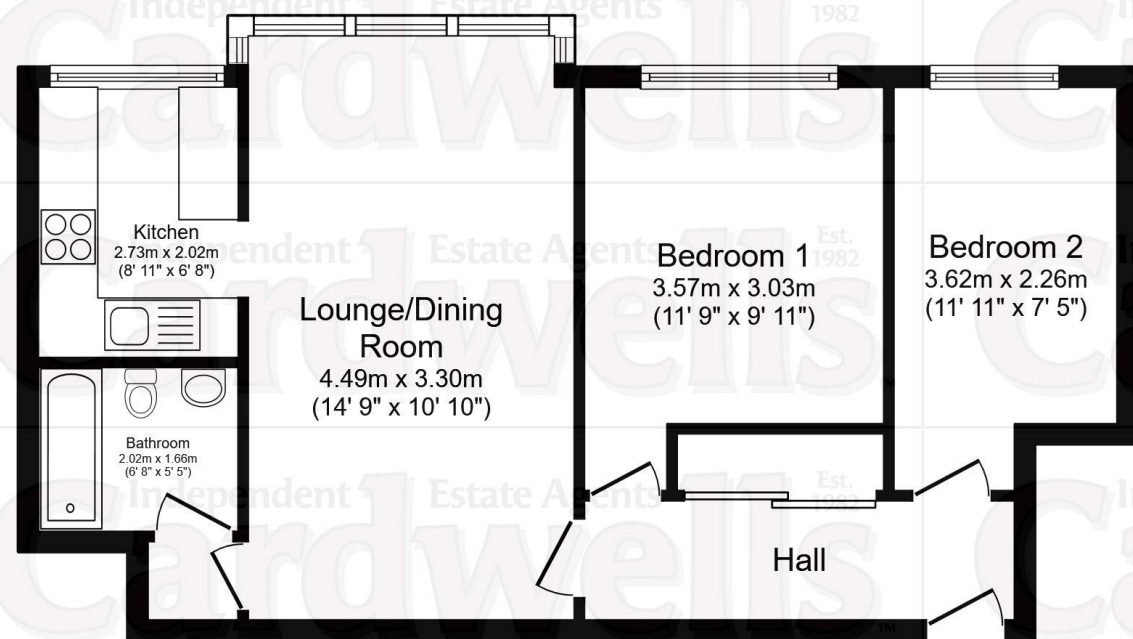
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



floor plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Cardwells estate agents are pleased to bring to market this top floor two bedroom apartment. Conveniently located just off the Motorway network, situated close to local amenities and Heaton Park this property is offered with no onward chain delay. Comprising; entrance hallway, lounge, kitchen, two double bedrooms and a modern three piece bathroom. Externally this property has communal parking and beautifully landscaped communal gardens. 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:

Communal Entrance stairs to 2nd floor. Letterboxes

Hallway Storage cupboard housing meters. Spot lighting.

Lounge 16' 4" x 10' 10" (4.99m x 3.3m) UPVC double glazed bay window. Electric wall mounted heater. Spot lighting.

Kitchen 8' 11" x 6' 8" (2.73m x 2.02m) UPVC double glazed window. Ceiling light point. A range of wall and base units with breakfast bar, stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washer.

Bathroom Storage cupboard housing boiler. Ceiling light point. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Wall tiling.

Bedroom 1 11' 9" x 10' 0" (3.57m x 3.05m) UPVC double glazed window. Electric wall mounted heater.

Bedroom 2 11' 11" x 7' 5" (3.62m x 2.26m) UPVC double glazed window. Electric wall mounted heater.

Externally- communal parking with landscaped communal gardens.

Parking There is residents permit parking in place in the car park.

Tenure Cardwells Estate Agents Middleton premarketing research indicates that the property is Leasehold enjoying a term of 999 years from 26th October 1975. Our client advises us that the annual ground rent is around £30

Conservation Area Cardwells Estate Agents Middleton pre-marketing research indicates that the property is not within a conservation area.

Food Risk Cardwells Estate Agents Middleton pre-marketing research indicates that the property is regarded as having "no" risk of flooding.

Council Tax The property is within the borough of Bury and as such a council tax is payable to Bury Council, the council tax band A at an approximate annual cost of £1,610.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Middleton on 01617611215, emailing; mail@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Thinking of Selling in Middleton If you are thinking of selling or letting a property in Middleton, perhaps Cardwells Estate Agents Middleton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, email: mail@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

