

12 PEERS STREET, BURY, BL8 2QF



- Two Double Bedrooms
- Modern Breakfast Kitchen
- Ideal First Time Buy
- Early Viewing Advised
- Beautifully Presented
- Enclosed Rear Yard
- Close to Local Amenities
- Close to Bury Town Centre



£160,000

BOLTON

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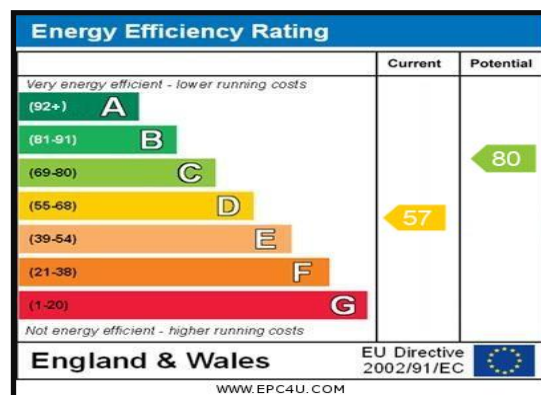
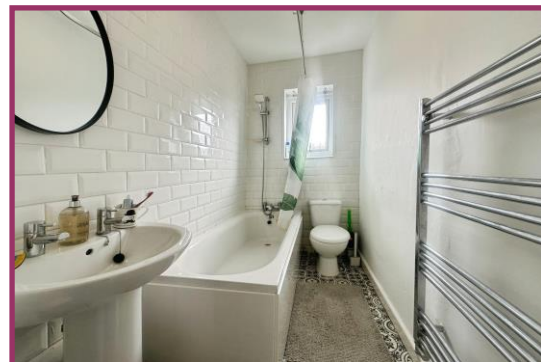
LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to present to the market this beautifully presented two-bedroom mid-terraced home, offering stylish and well-maintained accommodation that is ideal for first-time buyers, young professionals or buy-to-let investors alike. Conveniently situated within easy reach of a wide range of local amenities, excellent transport links and just a short drive from Bury Town Centre, this attractive property perfectly combines comfort, convenience and practicality. The accommodation briefly comprises an entrance vestibule leading into a bright and welcoming lounge, providing a relaxing space for everyday living. To the rear of the property is a modern breakfast kitchen, fitted with a range of contemporary wall and base units, offering ample worktop space and room for informal dining, making it the ideal hub of the home. To the first floor are two generous double bedrooms, both offering excellent proportions and plenty of natural light, along with a well-appointed family bathroom fitted with a modern suite. Externally, the property benefits from a spacious enclosed rear yard, providing a private outdoor space that is perfect for relaxing, entertaining or simply enjoying the warmer months with minimal maintenance. Situated in a popular residential location, the property enjoys excellent access to local shops, supermarkets, schools and leisure facilities, while commuters will appreciate the nearby transport links providing easy access to Bury, Manchester and the surrounding areas. Homes of this quality and in such a convenient location are always in high demand, and early internal viewing is strongly recommended to fully appreciate everything this fantastic home has to offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to lounge.

Lounge 14' 6" x 12' 9" (4.42m x 3.89m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 14' 5" x 8' 0" (4.40m x 2.45m) UPVC double glazed window and door. Ceiling light point. Radiator. A range of wall and base units with inset sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Understairs Storage.

First Floor Landing

Bathroom 11' 5" x 4' 4" (3.47m x 1.33m) UPVC double glazed window. Panelled bath. Low flush wc. Pedestal wash hand basin. Chrome effect towel radiator. Wall tiling. Ceiling light point.

Bedroom 1 11' 8" x 9' 6" (3.55m x 2.89m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, drawers and overhead storage.

Bedroom 2 9' 11" x 8' 1" (3.01m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard housing boiler.

Externally Double gated enclosed paved 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 24th December 1875, meaning that there are 848 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 £1,705 (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 "No" risk of flooding.

Thinking of Sellin 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"

