

**PEARSON STREET, BURY, BL9**



- Two Large Double Bedrooms
- Off Road Parking to Rear
- Ideal First Time Buy
- No Onward Chain Delay
- Early Viewing Advised
- Close to Local Amenities
- Popular Residential Area
- Close to Transport Links



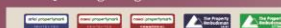
**£135,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to offer for sale this well-proportioned two bedroom mid-terraced home, offered to the market with the added benefit of no onward chain, making it an excellent opportunity for first-time buyers, buy-to-let investors or those looking for a property they can personalise and add value to over time. The accommodation is well laid out and comprises an entrance vestibule leading into a comfortable lounge, a spacious kitchen/dining room providing ample room for everyday living and entertaining, two generous double bedrooms and a family bathroom. The property offers a fantastic blank canvas for buyers wishing to modernise or simply put their own stamp on a home. Externally, the property benefits from a traditional garden frontage, while to the rear is a fully enclosed yard with gated access, offering the added convenience of off-road parking—a highly desirable feature for properties of this style. Ideally situated in a popular residential location, the property is within easy reach of a wide range of local amenities, well-regarded schools, supermarkets and excellent transport links. Hoyle Park is just a short stroll away, providing pleasant green open space, while Fairfield General Hospital is nearby. Bury town centre, with its famous market, Metrolink station, shops, restaurants and leisure facilities, is only a short drive away, making this a superbly convenient location for commuters and families alike. Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this fantastic home offers excellent potential and must be viewed to be fully appreciated. Early viewing is highly recommended. To arrange an accompanied viewing, please contact Cardwells Estate Agents, Bury, on 0161 761 1215.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance vestibule** door leading to lounge.

**Lounge** 13' 10" x 10' 10" (4.22m x 3.29m) UPVC double glazed window. Radiator. Ceiling light point. Two wall light points. Wall mounted electric fire.

**Dining Kitchen** 13' 9" x 11' 2" (4.20m x 3.41m) UPVC double glazed window. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Radiator. Ceiling light point. Under stairs storage. Door to utility room.

**Utility Room** 8' 2" x 5' 1" (2.48m x 1.54m) Hardwood window to rear and side aspect. Hardwood door leading to rear yard. Ceiling light point. Plumbed for washer. Space for dryer. Worktop.

**Bathroom** 7' 9" x 5' 3" (2.35m x 1.61m) UPVC double glazed window. Towel radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

**Bedroom 1** 14' 1" x 11' 0" (4.28m x 3.36m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 14' 3" x 8' 2" (4.34m x 2.49m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Garden fronted with an enclosed rear paved yard with double gates for off road parking. Brickbuilt outhouse.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Tenure** Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 875 years remaining, being 999 years from 1st April 1902. The annual leasehold charge is £5.00 Per Annum.

**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.

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

