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CORNWALL DRIVE, BURY, BL9 9ET



- Ground Floor Flat
- Two Double Bedrooms
- Rear Garden
- No Onward Chain
- Ideal First Time Buy
- Close to Local Amenities
- Early Viewing Advised
- Newly Fitted Combi Boiler







£130,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Incorporating: Wright Dickson & Catlow. WDC Estates

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Cardwells Estate Agents are delighted to bring to the market this well-presented two-bedroom ground floor flat, ideally situated within a convenient and accessible location, offering excellent access to local amenities, transport links and Bury Town Centre. Offered for sale with the added advantage of no onward chain, this property presents an excellent opportunity for a variety of purchasers, including first-time buyers, those looking to downsize and buy-to-let investors alike. The accommodation offers a practical and well-proportioned layout, with two double bedrooms and comfortable living spaces throughout. Upon entering the property, an entrance vestibule provides access into the accommodation, leading through to a welcoming lounge which offers ample space for both relaxation and everyday living. The modern breakfast kitchen provides an attractive and functional space for preparing meals, with the added convenience of an area for informal dining. The property further benefits from two generously proportioned double bedrooms, offering flexibility for a range of requirements, whether accommodating family members, guests or creating a dedicated home office. Completing the internal accommodation is a bathroom. Externally, the property enjoys the additional benefit of a rear side garden, providing valuable outdoor space with potential for seating, relaxation and enjoying the warmer months. The location is another appealing feature, with a variety of everyday amenities conveniently accessible, alongside transport connections providing access to Bury and the surrounding areas. Bury Town Centre is just a short drive away, offering an extensive selection of shops, supermarkets, restaurants, cafés and leisure facilities, together with the popular Bury Market and Metrolink services connecting to Manchester and beyond. With its ground floor position, two double bedrooms, outdoor garden space and the added advantage of no onward chain, this property represents an attractive opportunity for purchasers seeking comfortable accommodation in a convenient location. Early viewing is highly recommended to fully appreciate the accommodation and potential on offer. Contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange your accompanied viewing, available seven days a week.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 13' 5" x 11' 5" (4.10m x 3.48m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 12' 6" x 7' 11" (3.81m x 2.42m) UPVC double glazed window and door. Ceiling light point. Radiator. A range of modern wall and base units with integrated fridge and freezer. Gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine.

Bathroom 8' 10" x 4' 11" (2.7m x 1.49m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin. Partially wall tiled.

Bedroom 1 14' 8" x 8' 4" (4.47m x 2.53m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 9" x 7' 8" (3.58m x 2.33m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed garden to the rear.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 125 year term which started on 17th October 2001, meaning that there are 101 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.

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"









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