















Independent Estate Agents Est. 1982 Cardwells

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BOOTH STREET, TOTTINGTON, BL8



- End Terrace
- Two Double Bedrooms
- Popular Residential Area
- Ideal First Time Buy
- Enclosed Rear Garden
- Modern Bathroom
- Early Viewing is Advised
- Generous Dining Kitchen







£189,995

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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.

Cardwells Estate Agents in Bury are delighted to bring to market this beautifully presented two-bedroom end terraced property, situated within a popular and convenient residential area. Offering well-proportioned accommodation throughout, this attractive home would make an excellent purchase for first-time buyers, couples or those looking to downsize. Ideally positioned for easy access to a wide range of local amenities, shops, schools and excellent transport links, the property is well placed for commuting into Bury town centre and the surrounding areas. Internally, the accommodation briefly comprises an entrance vestibule leading into a welcoming and well-presented lounge. To the rear is a spacious dining kitchen, providing ample room for both cooking and dining and creating an ideal space for everyday living and entertaining. To the first floor are two generously sized double bedrooms together with a fitted bathroom, making this a particularly practical home for a first-time buyer or small family. Externally, the property benefits from a garden frontage which provides an attractive approach, while to the rear is a well-presented and enclosed yard offering a private and low-maintenance outdoor space ideal for relaxing, outdoor dining or entertaining during the warmer months. With its attractive presentation, two double bedrooms and convenient location, this lovely home is expected to generate strong interest. Internal and early viewing is therefore highly recommended to fully appreciate everything the property has to offer. Call Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Folding door to lounge.

Lounge 14' 9" x 13' 4" (4.49m x 4.07m) Two UPVC double glazed windows. Radiator. Feature fire place. Ceiling light point.

Dining Kitchen 14' 7" x 12' 10" (4.45m x 3.90m) UPVC double glazed window and door. Spotlighting. Stairs to first floor. Radiator. A range of wall and base unit. Stainless steel sink and drainer. Space for cooker. Extractor hood. Plumbed for washing machine. Space for fridge freezer.

Landing UPVC double glazed window. Ceiling light point.

Bedroom 1 11' 11" x 10' 0" (3.62m x 3.04m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes, drawers and bedside drawers.

Bedroom 2 10' 3" x 9' 10" (3.13m x 3.0m) UPVC double glazed window. Radiator. Ceiling point.

Bathroom UPVC double glazed window. Panelled bath. Low flush wc. Pedestal wash hand basin. Spotlighting. Radiator

Externally Garden fronted with an enclosed rear paved yard.

Viewings 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 13th May 1906, meaning that there are 879 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 B rated which is at an approximate annual cost of £1,987 (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.

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, 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).

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