

HEYWOOD COURT, MIDDLETON. M24 4RR



- Ground Floor Apartment
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Ideal First Time Buyer
- Beautifully Presented
- Early Viewing Advised
- Close to Transport Links



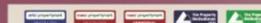
O/O £130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this beautifully presented two bedroom ground floor flat. Boasting modern and contemporary living accommodation this property would suit a first time buyer! Comprising; entrance hallway, open plan lounge, dining room and kitchen, two bedrooms and a bathroom. Externally this property has a lovely patio area with communal gardens and parking. Situated close to local amenities and superb transport links, early viewing is highly advised. 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:

Entrance Hallway Spotlighting. Storage cupboards.

Open Plan Lounge/Dining Room & Kitchen 19' 4" x 12' 4" (5.9m x 3.75m) 75 UPVC double glazed patio doors to rear patio area. UPVC double glazed window to rear aspect. Wall mounted electric fire. Spotlighting. Electric wall mounted heater.

Kitchen 8' 9" x 6' 10" (2.66m x 2.08m) A range of modern wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine. Spotlighting.

Bedroom 1 11' 10" x 10' 2" (3.60m x 3.11m) UPVC double glazed window. Wall mounted electric heater. Spotlighting.

Bedroom 2 13' 1" x 7' 2" (4.0m x 2.19m) UPVC double glazed window. Wall mounted electric heater. Spotlighting.

Bathroom 7' 2" x 6' 4" (2.19m x 1.92m) White three piece suite comprising panelled bath with shower over & side screen, vanity sink unit & low flush wc. Tiled walls, radiator.

Externally Paved patio area to rear. Communal gardens and parking.

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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 25th March 1973, meaning that there are 946 years remaining

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 £1,610 at the time of writing).

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

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached family home is in a position which is regarded as having a "very low" risk of flooding.

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"

