



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**SCHOLES STREET, BURY, BL8 2RB**



- Semi Detached Home
- Two Bedrooms
- Two Reception Rooms
- Driveway
- Rear Garden
- Ideal First time Buy
- Open Aspects to Rear
- Early Viewing Advised



**OIRO £220,000**

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 T: 01204 381 281  
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**BURY**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to offer for sale this extended two bedroom semi detached home. Offered with no onward chain delay this property comprises of; entrance hall, lounge, dining room, kitchen, two double bedrooms and a modern fitted bathroom. Externally this property boasts a driveway to the front with a landscaped rear garden with open aspects of Whitehead Park. Recently decorated throughout with newly fitted carpets this property would suit a first time buyers! 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)

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

**Hallway** Ceiling light point. Stairs to first floor.

**Lounge** 14' 6" x 11' 0" (4.41m x 3.35m) UPVC double glazed box bay window. Radiator. Ceiling light point. Feature electric fire and surround. Sliding door to dining room.

**Dining Room** 13' 5" x 11' 0" (4.10m x 3.36m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage cupboard.

**Kitchen** 11' 6" x 7' 2" (3.51m x 2.19m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Space for cooker, fridge freezer and plumbed for washing machine. Ceiling light point. Radiator.

### **First Floor Landing**

**Bathroom** 8' 0" x 5' 10" (2.45m x 1.77m) UPVC double glazed window. Panelled bath with over head shower. Low flush wc. Wash hand basin. Spotlighting. Radiator.

**Bedroom 1** 12' 0" x 12' 0" (3.67m x 3.67m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 11' 1" x 8' 10" (3.37m x 2.68m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Blocked paved driveway to the front with an enclosed rear paved garden with artificial grass, freestanding shed and brick build 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** 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 June 1928 meaning that there are 901 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 £1,701 (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 property is set not set within a conservation area.

**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, 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). Bury are trading names of Fivegate Ltd

