



Independent Estate Agents
CardwellsTM
Est. 1982

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BRITAIN STREET, BURY, BL9 9PD



- Two Double Bedrooms
- First Floor
- Sold with tenant in situ paying £760pcm
- Close to Transport Links
- Close to Local Amenities
- Immaculately Presented
- Close to Bury Town Centre



£125,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

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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.

BURY

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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: lettings@cardwells.co.uk



Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom first floor apartment. Offered for sale with long standing tenant in situ paying £760pcm. Situated off Manchester Road, conveniently located close to great transport links, local amenities and Bury town centre. This property comprises; communal entrance, hallway, lounge, kitchen, two double bedrooms and a bathroom. 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:

Communal entrance Letter box, meters. Stairs to first floor.

Entrance Hallway Ceiling light point. Storage cupboard. Wall mounted electric heater.

Lounge 13' 6" x 12' 11" (4.12m x 3.93m) UPVC double glazed window. Wall mounted electric heater. Two ceiling light points.

Kitchen 8' 0" x 7' 1" (2.45m x 2.15m) UPVC double glazed window. A range of wall and base units with stainless steel sink and drainer. Space for fridge freezer. Ceramic hob, electric oven and Extractor hood. Plumbed for washing machine. Ceiling light point.

Bathroom 8' 0" x 6' 8" (2.45m x 2.04m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Electric radiator. Ceiling light point.

Bedroom 1 10' 2" x 9' 0" (3.11m x 2.75m) UPVC double glazed window. Electric wall mounted radiator. Ceiling light point.

Bedroom 2 UPVC double glazed window. Electric wall mounted radiator. Ceiling light point.

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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).

Service Charge £1408.08p per year

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 1 January 2004. We encourage all interested parties to seek clarification of this from their solicitor. £150per year ground rent.

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

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a "very low" risk of flooding.

Thinking Of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@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"

