

MASSEY STREET, BURY, BL9 6BY



- Two Double Bedrooms
- Two Reception Rooms
- Offered with no Onward Chain
- Ideal First Time Buy
- Close to Local Amenities
- Enclosed Rear Yard
- Early Viewing Advised
- Popular Location



£140,000

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



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 are delighted to bring to market this two bedroom mid terraced home. Conveniently located close to Hoyes Park, local amenities and just a short drive to Bury Town Centre this property would suit first time buyers and buy to let investors! Offered with no onward chain delay this property comprises; lounge, dining room, kitchen, two double bedrooms and a three piece bathroom. Externally this property is garden fronted with an enclosed rear yard. 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:

Lounge 14' 1" x 13' 1" (4.3m x 4.0m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Room 14' 4" x 14' 8" (4.36m x 4.46m) UPVC double glazed window. Radiator. Ceiling light point. Under stairs storage cupboard.

Kitchen 12' 2" x 6' 7" (3.7m x 2.01m) UPVC double glazed window and door. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Electric hob and oven. Plumbed for washing machine. Space for fridge freezer. Wall mounted boiler.

First Floor Landing

Bathroom 7' 3" x 4' 7" (2.2m x 1.4m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 6" x 12' 10" (4.41m x 3.91m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 2" x 7' 10" (3.4m x 2.4m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with an enclosed rear paved yard.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

Council Tax The property is 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 set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

