

**ELLAND CLOSE, BURY, BL9 8LG**



- Semi Detached Bungalow
- Two Bedrooms
- Cash Buyers Only!
- Driveway & Garage
- No Onward Chain
- In Need of Updating
- Cul de Sac Position
- Early Viewing Advised



**£220,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto: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 pleased to bring to market this two bedroom semi detached bungalow. Cash buyers only! In need of updating and offered with no onward chain, this property comprises; entrance hallway, lounge, kitchen/diner, two double bedrooms and a shower room. Externally this property boasts gardens to front and rear with a driveway leading to a detached garage. Situated close to local amenities, bus routes and just a short drive to both Whitefield and Bury this conveniently located home must be viewed early! 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 Hall** Storage cupboard. Ceiling light point. Radiator.

**Lounge** 16' 5" x 11' 3" (5.0m x 3.43m) UPVC double glazed window. Feature fire place. Two ceiling light points. Radiator.

**Kitchen/Diner** 14' 4" x 11' 5" (4.36m x 3.48m) UPVC double glazed window and door to side aspect. UPVC double glazed window to front. Radiator. Two ceiling light points. A range of wall and base units with sink and drainer. Ceramic hob, electric oven. Extractor hood.

**Bathroom** UPVC double glazed window. Radiator. Shower cubicle with overhead electric shower. Low flush wc. Wash hand basin. Spotlighting.

**Bedroom 1** 11' 3" x 9' 7" (3.43m x 2.93m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 10' 10" x 8' 6" (3.3m x 2.59m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Externally** Gardens to front and rear with a paved and gated driveway leading to a detached garage with up and over door

**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 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 99 year term which started on 1st May 1968, meaning that there are 41 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 C rated which is at an approximate annual cost of £2,146 (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 the property is in a position which is regarded as having 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"

