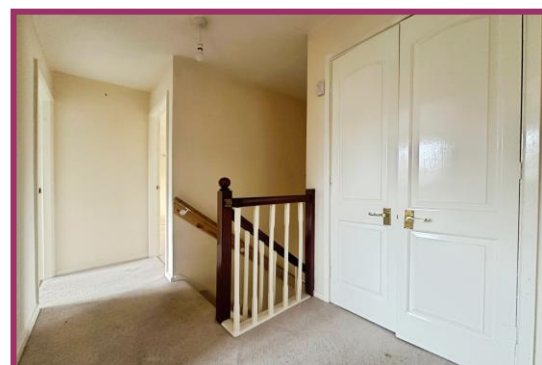




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		97
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		

COPTHORNE CLOSE, HEYWOOD, OL10 2PA



- Three Bedroom Mews
- Integral Garage
- Driveway
- In need of Updating
- No Onward Chain
- Popular Residential Area
- Ideal family home
- Close to Newhouse Academy



£260,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to market this three bedroom mews property, offered for sale with the added benefit of no onward chain delay. Requiring a degree of updating and modernisation, the property presents an excellent opportunity for a buyer looking to create a home to their own individual taste and specification. Offering well-proportioned and versatile accommodation, the property briefly comprises an entrance hallway, downstairs WC, lounge, separate dining room, kitchen and useful utility room. To the first floor there are three bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking and leading to an integral garage with an up-and-over door. To the rear is an enclosed garden, providing a private outdoor space with plenty of potential for landscaping or creating an attractive area for relaxing and entertaining. Situated just off Newhouse Road, the property is conveniently positioned within walking distance of Newhouse Academy and is well placed for access to a range of local amenities and transport connections. Excellent motorway links also provide convenient access into Manchester and the surrounding areas, making the location ideal for commuters. With its generous accommodation, integral garage, enclosed rear garden and scope for improvement, this property would make an excellent family home for purchasers looking to put their own stamp on a property. Internal and early viewing is highly recommended to fully appreciate the accommodation and potential on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Radiator. Ceiling light point.

Downstairs wc UPVC double glazed window. Radiator. Ceiling light point. Low flush wc. Wash hand basin.

Lounge 13' 1" x 9' 9" (3.98m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point. Double doors to dining room.

Dining Room 9' 10" x 9' 10" (3.0m x 2.99m) UPVC sliding patio doors. Radiator. Ceiling light point.

Kitchen 10' 9" x 8' 0" (3.27m x 2.45m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with sink and drainer. Gas hob, electric oven.

Utility room 8' 6" x 4' 11" (2.6m x 1.5m) Base units. Stainless steel sink. Plumbed for washing machine, space for dryer. Hardwood door to rear garden and to integral garage. Radiator. Ceiling light point.

Integral Garage 16' 9" x 7' 10" (5.1m x 2.4m) Up and over door. Power and electrics.

Bedroom 1 11' 6" x 11' 2" (3.51m x 3.4m) UPVC double glazed window. Radiator. Ceiling light point. Archway through to walk in dressing area and fitted wardrobes. UPVC double glazed window and ceiling light point.

En Suite Skylight. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 2 10' 11" x 9' 9" (3.34m x 2.97m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 8' 9" x 7' 10" (2.66m x 2.38m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom Skylight. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Externally Block paved driveway to the front. With an enclosed rear garden and patio area.

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 starting from 02 Feb 1989 and ending 03 Feb 2988. 999 years from 3 February 1989 Lease Term Remaining 962 years. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough of Heywood and is therefore liable for Rochdale Council Tax. The property is D rated which is at an approximate annual cost of £2.601 (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 this family home is in a position which is regarded as having a "No" risk of flooding.

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 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"



