



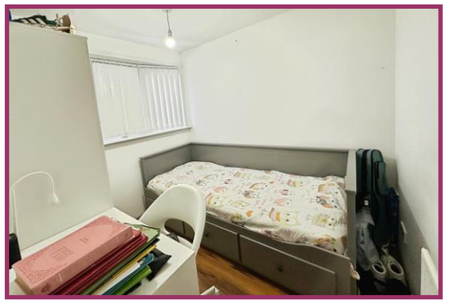



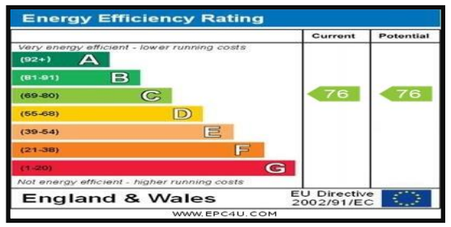

Independent Estate Agents Est. 1982 Cardwells

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www.cardwells.co.uk

BUCKLEY VIEW, ROCHDALE, OL12 9EA



- Mid Townhouse
- Three Bedrooms
- Private Rear Garden
- Sold with Tenant in Situ
- Gas Central Heating
- Double Glazing
- Ideal Buy to Let Investment
- Close to Transport Links







£160,000

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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.

Cardwells Estate Agents are pleased to bring to the market this three-bedroom townhouse, presenting an excellent opportunity for buy-to-let investors looking to acquire a property with an established tenant already in situ. Currently generating a rental income of £X per calendar month, this property offers the benefit of an immediate income stream upon completion, making it an attractive proposition for both experienced landlords looking to expand their existing property portfolio and those looking to enter the buy-to-let market. Offering spacious and well-proportioned living accommodation throughout, the property briefly comprises an entrance hallway, generous lounge/dining room, kitchen and a useful separate utility room. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from a private rear garden, providing valuable outdoor space and further enhancing its appeal to prospective long-term tenants, particularly families. Conveniently situated within an established residential area, the property enjoys excellent access to a range of local amenities, well-regarded schools and superb transport links. Its convenient location, combined with the practical layout and three-bedroom accommodation, offers strong potential for continued rental appeal. Being offered for sale with a tenant already in occupation, this investment opportunity removes the immediate requirement to source a new tenant, potentially reducing initial marketing costs and periods of rental inactivity. The property represents an attractive addition to any residential investment portfolio, with the potential for ongoing rental returns and longer-term capital growth. Early enquiries and internal viewing are highly recommended to fully appreciate the accommodation and investment potential that this property has to offer. Further information regarding the existing tenancy and rental arrangements is available upon request. Contact Cardwells Estate Agents Bury on 0161 761 1215, seven days a week, to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway

Lounge/Diner 19' 0" x 10' 9" (5.79m x 3.28m) Two UPVC double glazed windows and doors. Spotlights. Radiator.

Kitchen 10' 8" x 8' 11" (3.26m x 2.72m) UPVC double window. Radiator. A range of wall and base units. Ceramic hob. Electric oven and extractor hood.

Utility Room 6' 0" x 4' 4" (1.82m x 1.31m) UPVC double glazed window. Radiator. Ceiling light point.

First Floor Landing

Bathroom 11' 3" x 4' 4" (3.44m x 1.33m) Jacuzzi corner shower. Low flush wc. Vanity wash hand basin. Two UPVC double glazed windows. Radiator. Ceiling light point.

Bedroom 1 13' 11" x 9' 0" (4.25m x 2.74m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 10' 11" x 9' 11" (3.34m x 3.02m) UPVC double glazed window. Radiator. Ceiling light point

Bedroom 3 8' 10" x 7' 9" (2.70m x 2.36m) UPVC double glazed window. Radiator. Ceiling light point

Externally Garden fronted with an enclosed rear laid to lawn garden and patio area.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,734 (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 "very low" 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, 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)





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