



Independent Estate Agents Est. 1982
Cardwells™

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BURY NEW ROAD, BOLTON, BL2 6QG



- Extended Terraced
- Three Bedrooms
- Two Reception Rooms
- Detached Garage
- Off Road Parking
- Beautifully Maintained
- Ideal First Time Buy
- Early Viewing Advised



£220,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents in Bury are delighted to bring to market this beautifully presented and exceptionally well maintained extended three-bedroom mid-terraced home, offering spacious and versatile accommodation that is perfect for first-time buyers, young families or those looking to simply move straight into a property without the need for immediate work. Occupying an enviable position with attractive open aspects to the front, this charming home combines character, generous living space and practicality in equal measure. The accommodation briefly comprises an inviting entrance vestibule leading into the welcoming hallway, a bright and comfortable lounge with ample space to relax, a spacious dining room ideal for entertaining family and friends, and an extended fitted kitchen offering an excellent range of storage and worktop space with room for everyday dining and modern family living. To the first floor are three well-proportioned bedrooms, all beautifully presented, together with a contemporary family bathroom. Externally, the property continues to impress with a low-maintenance rear garden leading to a detached garage, a highly desirable feature that provides secure storage or workshop potential, along with valuable off-road parking for two vehicles. The attractive open outlook to the front enhances the property's appeal, creating a pleasant setting rarely found with homes of this style. Conveniently located with excellent transport links to both Bury and Bolton, the property also benefits from easy access to a wide range of local amenities, well-regarded schools, shops, supermarkets and leisure facilities, making it an excellent choice for commuters and growing families alike. Properties presented to this standard with the added benefit of a detached garage and off-road parking are always in high demand. Internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Composite door to front, tiled flooring, ceiling light point, door to hallway.

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

Lounge 13' 4" x 10' 3" (4.07m x 3.13m) UPVC double glazed box bay window. Radiator. Ceiling light point.

Dining Room 13' 11" x 13' 7" (4.23m x 4.13m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 9' 4" x 6' 6" (2.85m x 1.98m) UPVC double glazed window and door. A range of wall and base units with complementing work surfaces and stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge and freezer. Spotlighting. Radiator.

First Floor Landing

Bathroom 8' 8" x 6' 5" (2.64m x 1.95m) Large shower enclosure with overhead thermostatic shower. Low flush wc and vanity wash hand basin. Spotlighting. Chrome effect towel radiator.

Bedroom 1 13' 5" x 8' 8" (4.10m x 2.64m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobe. Storage cupboard.

Bedroom 2 12' 10" x 8' 9" (3.92m x 2.67m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 10' 2" x 5' 0" (3.10m x 1.53m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Externally Garden fronted with an enclosed rear paved yard. Behind the property is a detached garage with parking for two cars in front. Please note this rent payable for this is £120 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 1st January 1912, meaning that there are 885 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 B 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 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 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"

