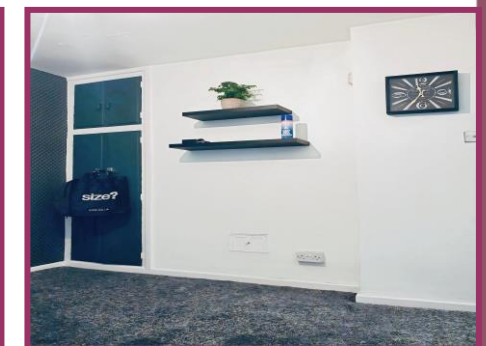


**RUFFORD DRIVE, WHITEFIELD M45**



- Attention Investors - Tenant In Situ
- Two Bedroom End Of Terrace
- Garden To The Rear
- Well Presented Throughout
- Close to Local Amenities
- Super Transport Links Nearby
- Early Viewings Advised
- No Upward Chain



**£187,500**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to market this immaculately presented two-bedroom end-terrace home. Offered for sale with a tenant in situ currently paying £650 per calendar month, the property presents an excellent investment opportunity. The accommodation briefly comprises an entrance hallway, spacious lounge, modern kitchen/diner, two well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from gardens to both the front and rear. Conveniently located close to local amenities and transport links, early viewing is highly recommended to appreciate all this lovely home has to offer. 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 Hallway** Radiator. Ceiling light point. Stairs to first floor.

**Lounge** 13' 1" x 11' 1" (4.0m x 3.37m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Kitchen/ Diner** 16' 5" x 11' 6" (5m x 3.5m) UPVC double glazed window and patio doors to rear aspect. A range of wall and base units with sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Radiator. Spotlighting.

**Bathroom** 7' 5" x 6' 1" (2.27m x 1.85m) UPVC double glazed window to rear aspect. Radiator. Panelled bath. Low flush wc. Wash hand basin.

**Bedroom 1** 11' 5" x 10' 2" (3.49m x 3.09m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 11' 5" x 11' 1" (3.49m x 3.37m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Laid to lawn front garden. To the rear a paved patio area stepped to laid to lawn garden.

**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.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,610 (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 "No" 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.

**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"

