



**HORBURY DRIVE, BURY, BL8 2PS**



- Two Bedrooms
- Extended to Rear
- Garage to Rear
- No Onward Chain Delay
- Ideal First Time Buy
- Two Reception Rooms
- Close to Local Amenities
- Short Drive to Town Centre



**O/O £150,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this extended two bedroom mid terraced home. Situated off Ainsworth lane in Elton this ideal first time buy offers spacious living accommodation and is offered with No onward chain delay! Briefly comprises; entrance vestibule, hallway, lounge, dining room, kitchen, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard and boasts a good sized garage. Situated close to local amenities, just a short drive to bury town centre and has a fantastic transport network. 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 Vestibule** Door to hallway.

**Lounge** 12' 5" x 11' 3" (3.78m x 3.43m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Laminate flooring.

**Dining Room** 14' 8" x 12' 8" (4.47m x 3.86m) Feature fire place. Radiator. Understairs storage. Ceiling light point. Open plan to kitchen. Laminate flooring.

**Kitchen** 13' 9" x 9' 1" (4.19m x 2.77m) Two UPVC double glazed windows to rear aspect. Ceiling skylight. UPVC door to rear garden. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for fridge freezer and dryer. Breakfast bar. Spotlighting. Radiator. Tiled flooring.

#### **First Floor Landing**

**Bathroom** UPVC double glazed window to rear aspect. Panelled bath with thermostatic overhead shower. Low flush wc. Pedestal wash hand basin. Storage cupboard housing boiler. Radiator. Spotlighting.

**Bedroom 1** 12' 6" x 12' 3" (3.81m x 3.73m) UPVC double glazed window to front aspect. Radiator, ceiling light point. Fitted wardrobes with sliding mirrored doors.

**Bedroom 2** 13' 1" x 6' 6" (3.98m x 1.98m) UPVC double glazed window to rear aspect. Radiator, ceiling light point.

**Externally** Landscaped and garden fronted with an enclosed rear paved yard.

**Attached Garage** UPVC door to side, double hardwood doors to front. Power and electrics

**Price** £175,000

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**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 24th October 1905, meaning that there are 873 years remaining. Our clients advise us that leasehold charge is £3.00 per annum. 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 £1,780 (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.

**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

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