



# Independent Estate Agents **Cardwells** Est. 1982

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**PEEL BROW, RAMSBOTTOM, BL0 0AZ**



- Two Bedroom Mid Terrace
- Downstairs Shower Room
- Two Reception Rooms
- Three Piece Bathroom Suite
- Garden Fronted
- Close to Local Amenities
- Ideal First Time Buy
- In Need of Updating



**£199,995**

**BOLTON**  
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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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**LETTINGS & MANAGEMENT**  
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are delighted to bring to market this two bedroom mid terraced home. In need of some updating this extended terraced offers two great sized reception rooms and is offered with no onward chain delay. Comprising; entrance vestibule, lounge, dining room, kitchen, downstairs shower room, two double bedrooms and a bathroom. Externally this property is garden fronted with a paved rear yard. Situated close to super transport links, fantastic rural walks and an array of restaurants and supermarkets on your doorstep; this property would suit a first time buyer looking for their first project! Internal and early viewing is highly advised. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Door leading to the lounge.

**Lounge** 14' 9" x 14' 0" (4.5m x 4.26m) UPVC double glazed window. Radiator. Ceiling light point. Feature gas fire and surround.

**Dining Room** 14' 0" x 14' 0" (4.27m x 4.26m) UPVC double glazed window. Radiator. Stairs to first floor. Ceiling light point. Wall mounted gas fire.

**Kitchen** 10' 8" x 6' 8" (3.25m x 2.02m) UPVC double glazed window. A range of wall and base units with sink and drainer. Space for fridge freezer, washing machine and cooker. Radiator. Ceiling light point. UPVC door leading to rear yard. Sliding door to shower room.

**Downstairs Shower Room** Shower tray with overhead shower. Low flush wc. Double glazed window. Ceiling light point.

**Bathroom** 12' 2" x 3' 11" (3.72m x 1.19m) Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 1** 14' 1" x 11' 3" (4.29m x 3.44m) UPVC double glazed window. Radiator. Ceiling light point. Two wall light points. Original feature fireplace.

**Bedroom 2** 8' 10" x 9' 1" (2.68m x 2.77m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboards.

**Externally** Gated and landscaped front garden with a gated enclosed rear yard.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of a 999 years from 24 December 1881 with 855 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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 £1,878 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is 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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

