

Independent Estate Agents Est. 1982
Cardwells™

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NELSON STREET, BURY, BL9 9HX



- Two Bedrooms (Previously 3)
- End Terraced Property
- Two Reception Rooms
- Close to Good Schools
- Short Walk to Town Centre
- Ideal First Time Buy
- Modern Bathroom & Kitchen
- Early Viewing Advised







£225,000

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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.

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Cardwells estate agents are delighted to bring to market this two bedroom (previously three) bay fronted end terraced. Boasting two large reception rooms and a modern Kitchen and bathroom this conveniently located property is close to local amenities, schools, collages and just a short walk into Bury town centre. Comprising of; entrance vestibule, hallway, lounge, dining room, kitchen, two bedrooms and a four piece family bathroom. Externally this property is garden fronted with an enclosed rear yard. 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.

Hallway laminate flooring, radiator, ceiling light point. Stairs to first floor.

Lounge 15' 4" x 12' 9" (4.67m x 3.88m) UPVC double glazed bay window to front aspect. Feature fire place. Radiator. Two wall lights and ceiling light point.

Dining Room 13' 8" x 13' 8" (4.16m x 4.16m) UPVC patio doors to rear garden. Wood burning stove. Laminate flooring. Radiator, ceiling light point.

Kitchen 10' 4" x 8' 8" (3.15m x 2.64m) A range of modern white wall and base units with complementing work surfaces. Gas hob and extractor hood. Built in microwave. Sink and drainer. Plumbed for washer. Space for fridge and freezer. UPVC double glazed window to side aspect. Ceiling light point. Laminate flooring.

First Floor Landing UPVC double glazed window to side aspect. Ceiling light point.

Bedroom 1 16' 9" x 12' 7" (5.10m x 3.83m) Previously three bedrooms, two UPVC double glazed windows to front aspect. Two ceiling light points. Two radiators. Door to inner hallway if new owner wished to partition to make it back to three bedrooms.

Bedroom 2 11' 5" x 10' 7" (3.48m x 3.22m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

Bathroom 10' 4" x 8' 6" (3.15m x 2.59m) Panelled bath. Shower cubicle with over head electric shower. Low flush wc. Wash hand basin. Radiator, UPVC double glazed window to side aspect. Spotlighting.

Externally Gated and paved front garden. To the rear a paved and enclosed rear yard.

Price £215,000

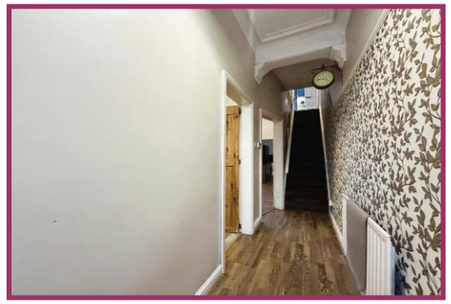
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Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold , enjoying the remainder of the 999 year term which started on 15th January 1888, meaning that there are 860 years remaining. Our 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).

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"

















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