Independent Estate Agents Cardwells Est. 1982

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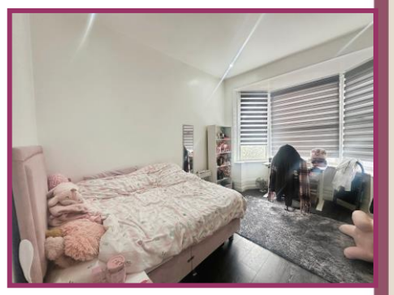
PARKHILLS ROAD, BURY, BL9 9AL

- Mid Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Garage to Rear
- Popular Residential Area
- Early Viewing Advised
- Close to Local Amenities
- Close to Bury Town Centre



Offers Over £220,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
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T: 0161 761 1215
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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.

Cardwells Estate Agents in Bury are delighted to bring to market this spacious and well-proportioned two double bedroom mid-terraced property, offering generous living accommodation and ideally positioned within a popular and convenient residential location. Perfectly suited to first-time buyers, couples, young families or investors, the property benefits from two separate reception rooms, two good-sized double bedrooms and the added advantage of both off-road parking and a garage. The accommodation briefly comprises an entrance vestibule leading into the hallway, a comfortable lounge, a separate dining room providing an excellent space for family meals and entertaining, and a fitted kitchen. To the first floor there are two well-proportioned double bedrooms together with a family bathroom. Externally, the property benefits from a block-paved driveway to the front providing valuable off-road parking. To the rear is an enclosed yard along with a garage featuring an up-and-over door, offering useful additional parking or storage space. Situated within easy reach of a wide range of local shops, amenities and transport links, the property is also just a short distance from Bury Town Centre, making it particularly convenient for commuters and those wanting easy access to everything the town has to offer. Offering spacious accommodation in a highly convenient location, internal and early viewing is highly recommended to fully appreciate the potential and size of this property. To arrange an accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door leading to hallway.

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

Lounge 15' 1" x 11' 3" (4.6m x 3.42m) UPVC double glazed bay window. Radiator. Spotlighting.

Dining Room 14' 9" x 14' 0" (4.5m x 4.27m) UPVC double glazed window. Spotlighting. Understairs storage. Radiator.

Kitchen 10' 3" x 8' 6" (3.12m x 2.59m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Space for fridge freezer. Plumbed for washing machine. Space for cooker. Radiator. Ceiling light point.

Bedroom 1 15' 0" x 12' 1" (4.56m x 3.69m) UPVC double glazed window. Radiator. Over stairs storage cupboard. Ceiling light point.

Bedroom 2 14' 4" x 9' 3" (4.36m x 2.82m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 11' 6" x 5' 3" (3.5m x 1.61m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Vanity wash hand basin.

Externally To the front block paved hard landscaped garden. To the rear a paved yard and an attached garage with up and over door.

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 or visiting: www.Cardwells.co.uk

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 December 1911, meaning that there are 858 years remaining. We encourage all interested parties to seek clarification of this from their solicitor. £2.01p per annum

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 £1,987 (at the time of writing).

Conservation Area Cardwells Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a “very low” risk of flooding.

Thinking of Selling? Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton 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 or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@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”

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