

**BRIERLEY STREET, BURY,**



- For Sale with Tenant in Situ
- Tenant paying £500pcm
- Two Double Bedrooms
- First Floor Flat
- Ideal Buy to Let Investments
- Early Viewing Advised
- Close to Local Amenities
- Close to Bury Town Centre



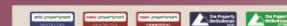
**£70,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

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 are pleased to offer for sale this two bedroom first floor flat. For sale with a tenant in situ paying £500pcm this property is an ideal buy to let investment! Comprising; entrance hallway with stairs to first floor; lounge, kitchen, two double bedrooms and a family bathroom. Externally this property has a landscaped front garden. Situated close to good schools, collages and local amenities. 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** Stairs to first floor. Ceiling light point. Radiator.

**Lounge** 14' 2" x 10' 10" (4.32m x 3.3m) UPVC double glazed window. Radiator. Feature fire and surround. Ceiling light point.

**Kitchen** 14' 9" x 5' 4" (4.50m x 1.63m) Two UPVC double glazed windows. Radiator. Wall mounted boiler. A range of base units with stainless steel sink and drainer. Plumbed for washing machine.

**Bathroom** 9' 2" x 5' 6" (2.79m x 1.67m) UPVC double glazed window. Panelled bath with thermostatic shower overhead. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Bedroom 1** 10' 10" x 11' 0" (3.30m x 3.35m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 11' 7" x 9' 3" (3.54m x 2.81m) UPVC double glazed window. Radiator. Ceiling light point.

**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 long term lease which started on 29h January 1920, meaning that there are 850 years remaining. 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 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 a "very low" risk of flooding

**Thinking of Selling** 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 or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

**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"

