



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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SURREY DRIVE, BURY, GREATER MANCHESTER BL9 9JF



- Upper Floor Flat
- Two Bedrooms
- Modern Fitted Kitchen
- Good Sized Lounge
- Modern Bathroom Suite
- Ample Storage Place
- Off Road Parking
- Gardens with Garden Room



£128,000

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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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Located in an ever popular area just off Gigg Lane, this stylish two bedroom flat has been well-maintained by the current owner and comes with the added advantage of having driveway parking and its own garden with garden room. The accommodation is well presented and currently comprises: Entrance hallway with stairs leading up to the apartment, lounge, fitted kitchen with utility style area, two double bedrooms and bathroom with three-piece suite. Externally the property enjoys off-road parking with gardens to both front, side and rear. The rear garden is of particular note being of a good size with fruit trees and a garden room to take full advantage of all weathers. 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 Double glazed door to the front elevation. Stairs lead up to the apartment landing.

Lounge 14' 5" x 11' 6" (4.4m x 3.5m) Double glazed window to the front elevation. Laminate floor. Radiator. Meter cupboard. Storeroom.

Kitchen 12' 2" x 7' 3" (3.7m x 2.2m) Double glazed window to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric cooker. Space for fridge freezer. Laminate floor. Central heating boiler. Extractor hood. Store cupboard.

Laundry Room/Storage 8' 6" x 2' 7" (2.6m x 0.8m) Double glazed window to the rear elevation.

Bedroom 1 14' 9" x 8' 2" (4.5m x 2.5m) Double glazed window to the front elevation. Radiator.

Bedroom 2 11' 6" x 8' 6" (3.5m x 2.6m) Double glazed window to the rear elevation. Radiator.

Bathroom 8' 6" x 4' 11" (2.6m x 1.5m) Double glazed window to the rear elevation. Three-piece suite comprising bath with shower over, vanity sink unit and close coupled WC. Part tiled elevations. Radiator.

Externally The front of the property enjoys driveway parking with a low wall enclosed garden with path to the side leading to the side and rear gardens. The rear enjoys a lovely mature garden with detached garden room.

Price £135,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 125 year term which started on 15th January 2019, meaning that there are 116 years remaining. £10per annum.

Service Charge: £280per annum which includes the £10per annum ground rent, buildings insurance and management fee.

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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 the time of writing).

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

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the detached 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 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"

