

ROCHDALE ROAD, MANCHESTER, M9 6FG



- Three Bedrooms
- No Onward Chain
- Enclose Rear Garden
- Close to Motorway Network
- Ideal First Time Buy
- In Need of Updating
- Popular Location
- Early Viewing Advised



**£180,000**

**BOLTON**

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Incorporating: Wright Dickson & Catlow, WDC Estates



**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
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Cardwells estate agents are pleased to bring to market this three bedroom semi detached home. Situated close to local amenities and superb transport links this property is offered with no onward chain. In need of updating this property comprises; entrance hallway, open plan lounge/ diner, kitchen, bathroom and three bedrooms. Externally this property is garden fronted with an enclosed rear garden. 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 Porch** UPVC double glazed doors to front aspect.

**Hallway** Stairs to first floor. Radiator. Ceiling light point. Double doors leading to lounge.

**Open Plan Lounge/Diner** 22' 0" x 11' 2" (6.7m x 3.4m) UPVC double glazed window to front aspect. UPVC double glazed patio doors to rear aspect. Two radiators.

**Kitchen** 11' 2" x 5' 7" (3.4m x 1.7m) UPVC double glazed window to rear aspect. Door to side aspect. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Wall mounted boiler. Spotlighting.

#### **First Floor Landing**

**Bathroom** Bath, wash hand basin, low flush wc. Partially wall tiled. UPVC double glazed window to side aspect. Ceiling light point. Radiator.

**Bedroom 1** 11' 4" x 10' 2" (3.45m x 3.10m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 10' 2" x 10' 2" (3.10m x 3.10m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bedroom 3** 6' 11" x 5' 3" (2.1m x 1.6m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Externally** This property is elevated from the main road with steps leading to front garden. To the rear a laid to lawn garden and patio area.

**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)

**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 9th September 1936, meaning that there are 910 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the City of Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (at the time of writing).

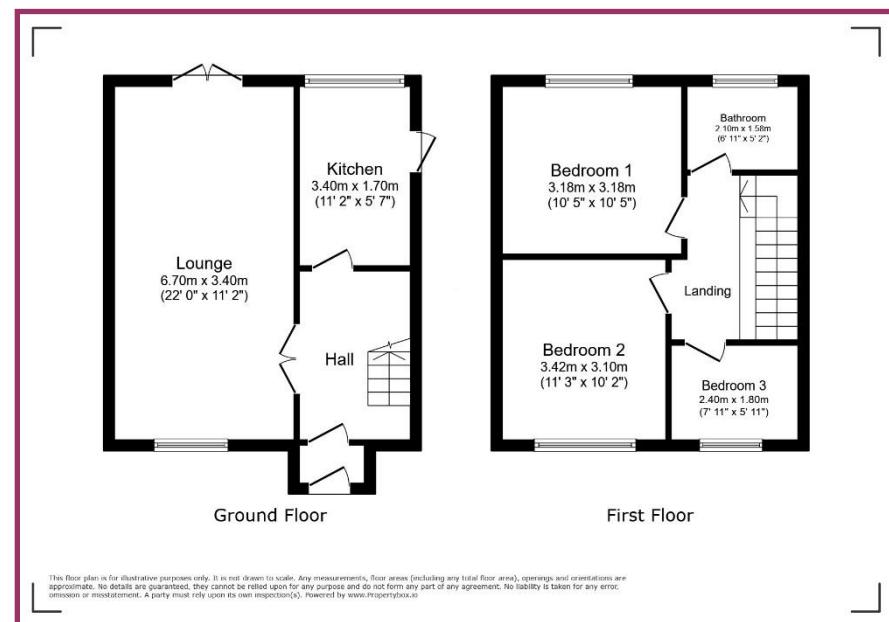
**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Floor Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having "No" 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](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)

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