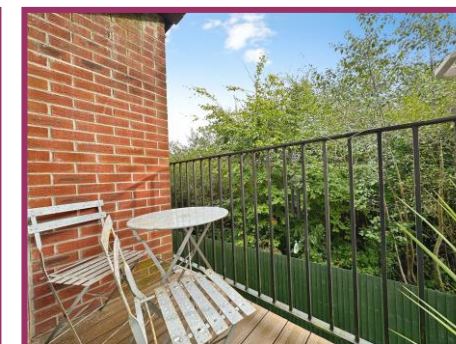




REDMERE DRIVE, BURY, BL9 9GB



- First Floor Apartment
- One Bedroom
- Immaculately Presented
- Modern Kitchen
- Modern Shower Room
- Balcony
- Allocated Parking
- Early Viewing Advised



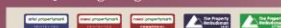
£115,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this immaculately presented one bedroom first floor apartment, offering stylish and well-maintained accommodation in a particularly pleasant setting. One of the standout features of this lovely home is its position backing onto the River Roch, with attractive riverside walks, greenery and nature virtually on the doorstep. Despite the peaceful surroundings, the property remains conveniently positioned for access to Bury town centre, local shops, amenities and transport links, making it an excellent choice for buyers looking to combine convenience with a more relaxed setting. Internally, the apartment has been beautifully maintained and is ready for the new owner to move straight into and enjoy. The accommodation is accessed via a communal entrance and comprises a welcoming entrance hallway, a spacious open-plan lounge and dining area providing plenty of room for both relaxing and entertaining, a fitted kitchen, a generous double bedroom and a well-appointed bathroom. The open-plan living and dining space creates a bright and sociable heart to the apartment, while the overall presentation makes this an ideal option for anyone wanting a home requiring minimal work. Externally, the property benefits from an allocated parking space, providing convenient off-road parking. This superb apartment would make an excellent first home for a first-time buyer, while its manageable accommodation and convenient location could equally appeal to someone looking to downsize. It may also be of interest to buyers seeking a well-positioned apartment within easy reach of Bury and the surrounding area. With riverside walks and nature close by, local amenities within easy reach and Bury town centre just a short drive away, this is a property that really should be viewed to be fully appreciated. Early viewing is highly recommended to avoid disappointment. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Communal Entrance Stairs to first floor. Letter boxes.

Hallway Ceiling light point. Radiator. Storage cupboard.

Lounge 17' 9" x 9' 10" (5.4m x 3.0m) UPVC double glazed patio doors. Two radiators. Two ceiling light points. Laminate flooring. Open plan to kitchen.

Kitchen 9' 2" x 9' 2" (2.8m x 2.8m) UPVC double glazed window. A range of wall and base units with stainless steel sink and drainer. Induction hob, electric oven and extractor hood. Wall mounted boiler. Plumbed for washing machine. Space for fridge freezer. Ceiling light point. Laminate flooring.

Bedroom 12' 2" x 8' 11" (3.7m x 2.73m) UPVC double glazed window. Radiator.

Bathroom 7' 10" x 5' 5" (2.4m x 1.66m) Shower enclose with overhead electric shower. Vanity wash hand basin. Low flush wc with wash hand basin over. Chrome effect towel radiator. Ceiling light point. Wall and floor tiling.

Externally Allocated parking space and communal ground.

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 974 years remaining

Council Tax The property is situated in the Borough of Rochdale and is therefore liable for Bury Council Tax. The property is A rated which is at an approximate annual cost of £1,703 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre marketing research shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

