

Independent Estate Agents Est. 1982  
**Cardwells**™

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**117 POLE LANE, BURY, BL9 8QD**



- One Bedroomed Apartment
- First Floor
- Modern Bathroom
- Contemporary Kitchen
- Garage
- Beautifully Presented
- Ideal First Time Buy
- Early Viewing Advised



**O/O £109,995**

**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



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Cardwells estate agents are delighted to bring to market this superb one bedroom first floor apartment. Boasting modern and contemporary interior this lovely apartment comprises; communal entrance, hallway, open plan lounge/dining area and kitchen, one double bedroom and a newly fitted bathroom. Externally this property benefits from beautiful communal gardens and a garage with a newly fitted up and over door. Situated close to local amenities and transport links this turn key apartment would suit a first time buyer! 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:**

**Hallway** Ceiling light point. Meter cupboard.

**Lounge** 16' 4" x 11' 9" (4.99m x 3.58m) UPVC double glazed window. Electric wall mounted radiator. Ceiling light point. Open plan to kitchen.

**Kitchen (open plan to lounge/diner)** 18' 8" x 16' 4" (5.70m x 4.99m) UPVC double glazed window. Contemporary kitchen with brass drum sink, ceramic hob, built in microwave and fitted shelving. Ceiling light point.

**Bedroom** 11' 0" x 9' 0" (3.35m x 2.74m) UPVC double glazed window. Ceiling light point. Electric wall mounted radiator.

**Bathroom** 6' 8" x 6' 6" (2.03m x 1.99m) UPVC double glazed window. Towel radiator. Ceiling light point. Plumbed for washing machine. Space for dryer. Shower enclosure with overhead electric shower. Low flush WC, wash hand basin. Wall and floor tiling.

**Externally** Communal parking and well maintained gardens.

**Garage** up and over door.

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**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 17th December 1974, meaning that there are 976 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 the 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 the family home is in a position which is regarded as having a "very low" risk of flooding

**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"

