



**BURY ROAD, BURY, BL8 3HD**



- Three Bedrooms
- Mid Terraced
- Two Reception Rooms
- Modern Shower Room
- Rear Yard
- Early Viewing Advised
- Close to Good Schools
- Close to Local Amenities



**£237,500**

**BOLTON**  
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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate agents are delighted to bring to market this larger than average extended three bedroomed terraced home. Beautifully presented throughout this lovely property comprises; entrance vestibule, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Situated close to local amenities, superb schools this property must be viewed to be appreciated! 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:**

**Dining Room** 12' 0" x 11' 3" (3.65m x 3.43m) Open plan to the kitchen. Understairs storage. Radiator. Ceiling light point. Tiled flooring. Feature fire place.

**Kitchen** 12' 2" x 11' 1" (3.71m x 3.38m) UPVC double glazed window and door to rear aspect. Radiator. Ceiling light point. Tiled flooring. A range of wall and base units with complementing work surfaces and splash back. Space for range cooker. Plumbed for washing machine and dishwasher.

**First Floor Landing** Stairs and door leading to loft room. Ceiling light point.

**Bedroom 1** 14' 6" x 14' 1" (4.42m x 4.29m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Bedroom 2** 8' 7" x 7' 4" (2.61m x 2.23m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Shower Room** 8' 3" x 6' 2" (2.51m x 1.88m) Shower cubicle with overhead shower. Low flush wc. Wash hand basin, spotlighting. Radiator. UPVC double glazed window to rear aspect.

**Bedroom 3/ Loft Room** 11' 9" x 10' 1" (3.58m x 3.07m) Skylight.

**Externally** Gated front garden with an enclosed gated paved rear yard.

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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 26th April 1872, meaning that there are 845 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. 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 B rated which is at an approximate annual cost of £1,878 (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 this family home is in a position which is regarded as having "No" 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

