



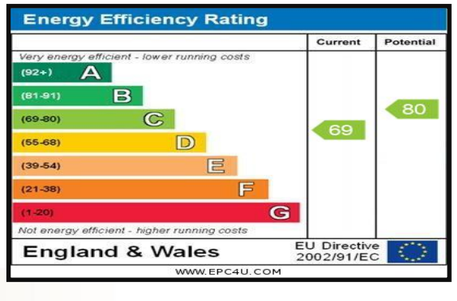












Independent Estate Agents Est. 1982 Cardwells™

www.cardwells.co.uk

WESLEY STREET, TOTTINGTON, BL8 3NR



- Two Double Bedrooms
- Downstairs WC
- Office Space
- Enclosed Rear Garden
- Conservatory
- Ideal First Time Buy
- Sought After Location
- Early Viewing Advised







£180,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells Estate Agents Bury are delighted to present to the market this well positioned two bedroom mid-terraced property, situated in the ever-popular village of Tottington. Offering spacious accommodation, versatile living areas and a fantastic location, this home is ideal for first-time buyers, young families, professionals or those looking to downsize. Conveniently located close to a wide range of local amenities, the property benefits from easy access to shops, cafés, restaurants and everyday conveniences, while also being well placed for excellent transport links into Bury town centre and beyond. Families will appreciate the proximity to highly regarded local schools, including the sought-after Tottington High School. Upon entering the property, you are welcomed by an entrance hallway leading into a bright and spacious open-plan lounge and dining area. This generous living space provides the perfect setting for both relaxing and entertaining, with plenty of room for comfortable seating and a family dining area. To the rear of the home is a conservatory, creating an additional reception space overlooking the garden and offering flexibility as a sitting room, playroom or relaxing retreat. The fitted kitchen provides ample storage and workspace, catering well to modern everyday living. A particularly useful feature of this home is the additional office space, ideal for those working from home or requiring a quiet study area. Completing the ground floor accommodation is a convenient downstairs WC. To the first floor, the property offers two well-proportioned double bedrooms, both providing comfortable living space and flexibility for a variety of needs. The accommodation is completed by a family bathroom fitted with essential facilities. Externally, the home enjoys gardens to both the front and rear, offering attractive outdoor areas for relaxing, gardening or entertaining during the warmer months. With its desirable Tottington location, spacious layout and versatile accommodation, this property represents a fantastic opportunity and is expected to attract strong interest. Early internal viewing is highly recommended to fully appreciate everything this home has to offer. To arrange a viewing, contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Stairs to first floor. Radiator. Ceiling light point.

Office/Store Room 8' 2" x 5' 7" (2.5m x 1.7m) UPVC double glazed window. Spotlighting.

Lounge 11' 2" x 10' 10" (3.4m x 3.3m) UPVC double glazed window. Radiator. Ceiling light Point. Open plan to dining area.

Dining Room 11' 2" x 8' 6" (3.4m x 2.6m) UPVC double glazed sliding doors to conservatory. Radiator. Ceiling light point.

Kitchen 11' 2" x 8' 2" (3.4m x 2.5m) UPVC double glazed window. Ceiling light point. Radiator. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Space for cooker and fridge freezer.

Conservatory 12' 2" x 8' 6" (3.7m x 2.6m) UPVC double glazed patio doors and window. Two ceiling skylights. Spotlighting. Radiator.

Bathroom 8' 2" x 5' 7" (2.5m x 1.7m) Two UPVC double glazed window. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Wall panelling. Spotlighting.

Bedroom 1 14' 1" x 9' 2" (4.3m x 2.8m) Two UPVC double glazed windows. Radiator. Ceiling light point. Fitted wardrobes. Storage cupboard.

Bedroom 2 13' 1" x 8' 2" (4.0m x 2.5m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Garden fronted with a laid to lawn garden. To the rear a paved patio with artificial grass garden.

Plot Size 89 Sq Meters or 957.9 sq feet

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold.

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

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 £1,987(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 this 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 ltd"





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