Independent Estate Agents Cardwells Est. 1982

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SIMISTER LANE, PRESTWICH, M25



- Two Double Bedrooms
- Driveway
- Close to Local Amenities
- Modern Bathroom
- Gas Central Heating
- Double Glazed Windows
- No Onward Chain
- Internal Viewings Advised







£250,000

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E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

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Cardwells estate agents are delighted to bring to market this charming two bedroom cottage. Offered with no onward chain this lovely property comprises; entrance porch, lounge, kitchen/diner, two double fitted bedrooms and a modern bathroom. Externally this property boasts a driveway to the front. Situated close to local amenities, shops, transport links this property would suit a first time buyer. Internal and early viewing is highly advised to fully appreciate what this home has to offer. 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:

Entrance Porch door to lounge.

Lounge 14' 7" x 13' 3" (4.44m x 4.04m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Stairs to first floor. Feature fire and surround. Sliding doors to kitchen.

Kitchen/Diner 14' 8" x 9' 8" (4.47m x 2.94m) UPVC double glazed window to rear aspect. Door to rear garden. A range of wall and base units with stainless steel sink and drainer. Electric oven, gas hob and extractor hood. Space for washing machine, fridge and freezer. Radiator. Spotlighting.

Bathroom 6' 4" x 6' 1" (1.93m x 1.85m) UPVC double glazed window to rear aspect. Radiator. Spotlighting. Twin gripped panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin.

Bedroom 1 13' 4" x 10' 4" (4.06m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 10' 0" x 10' 0" (3.05m x 3.05m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes and drawers.

Externally to the front parking and path leading to front door..

Viewings 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 which started on 22nd June 1825, meaning that there are 799 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 C rated which is at an approximate annual cost of £2,146 (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.

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

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.

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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