

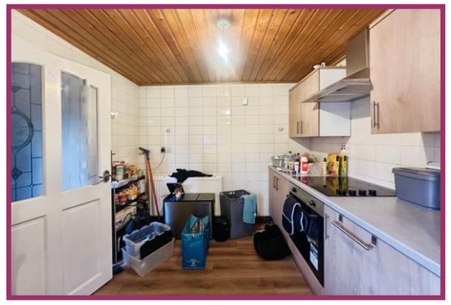







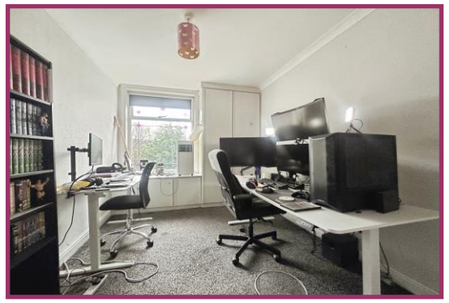





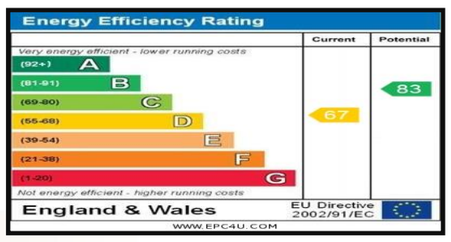

Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

BELFIELD LANE, ROCHDALE, OL16



- Three Bedrooms
- Two Reception Rooms
- Sold With Tenant in Situ
- Ideal Investment Opportunity
- Close to Local Amenities
- Close To Transport Links
- Early Viewing Advised
- Downstairs Bathroom







Offers Over £155,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
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LETTINGS & MANAGEMENT
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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.

Cardwells Estate Agents are delighted to welcome to the market this spacious three-bedroom mid-terraced property, offering generously proportioned accommodation across two floors. With two sizeable open-plan reception rooms, three bedrooms, gardens to both the front and rear, and a convenient location close to a wide range of everyday amenities and transport links, this property presents an excellent opportunity for buy-to-let investors. Currently tenanted and generating a rental income of £900 per calendar month, the property offers an attractive proposition for investors seeking an established rental property with an existing income stream. Upon entering the property, you are welcomed into the spacious living accommodation, which comprises two generously sized reception rooms arranged in an open-plan layout. The lounge provides a comfortable space for relaxation, while the adjoining dining room offers ample room for a family dining table and additional furnishings. The open-plan arrangement creates a sociable and versatile living environment, well suited to modern everyday living. Continuing through the ground floor, the property benefits from a separate kitchen, providing space for everyday cooking and food preparation. Completing the ground-floor accommodation is a conveniently positioned bathroom. To the first floor, the property offers three bedrooms, providing flexible accommodation suitable for a variety of household requirements. Whether used as bedrooms, guest accommodation or a home office, the rooms offer versatility to suit individual needs. Externally, the property occupies an elevated position, with steps leading up to the front garden and entrance, creating a sense of separation from street level. To the rear is an enclosed yard. The property is conveniently situated within easy reach of a range of local amenities, including shops, supermarkets and everyday services. Excellent transport accessibility is another appealing feature, with nearby public transport connections, including the Metrolink tram network, offering convenient links to surrounding areas and Manchester city centre. The location is therefore well suited to tenants seeking a balance of residential living and accessibility to local facilities. For buy-to-let investors, the property offers the additional advantage of having tenants already in occupation, currently paying £X per calendar month. Combined with the practical three-bedroom layout, generous reception space and accessible location, this presents an appealing opportunity for those looking to expand or establish a residential property portfolio. With spacious accommodation, an established tenancy and a convenient location, this three-bedroom mid-terraced home is certainly worthy of consideration. Early viewing is strongly recommended to fully appreciate the accommodation and investment opportunity on offer. To arrange an accompanied viewing or to obtain further information, please contact Cardwells Estate Agents, Bury, on 0161 761 1215. Our team will be delighted to assist with your enquiry.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 9" x 12' 3" (4.5m x 3.74m) Double glazed hardwood window. Radiator. Ceiling light point. Open plan to dining room.

Dining Room 14' 8" x 14' 2" (4.48m x 4.31m) Stairs to first floor. Radiator. Ceiling light point.

Kitchen 14' 4" x 6' 8" (4.36m x 2.03m) Hardwood single glazed window. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine and dishwasher. Space for fridge freezer. Door leading to storage area with access to rear yard and downstairs bathroom.

Downstairs Bathroom 6' 11" x 5' 3" (2.1m x 1.6m) Single glazed hardwood window. Radiator. Ceiling light point. Panelled bath. Low flush wc. Wash hand basin.

Bedroom 1 12' 11" x 9' 11" (3.93m x 3.03m) Single glazed hardwood window. Radiator. Ceiling light point. Fitted wardrobes. Storage cupboard housing boiler.

Bedroom 2 12' 11" x 9' 11" (3.93m x 3.03m) Hardwood double glazed window. Radiator. Ceiling light point.

Bedroom 3 10' 2" x 5' 11" (3.1m x 1.8m) Hardwood double glazed window. Radiator. Ceiling light point.

Externally Elevated front garden with steps leading to front door. To the rear a paved yard.

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 29th December 1901, meaning that there are 872 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 Rochdale and is therefore liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,734 (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 "No" risk of flooding.

Thinking of Selling? 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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