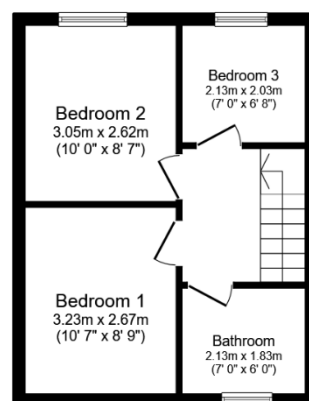
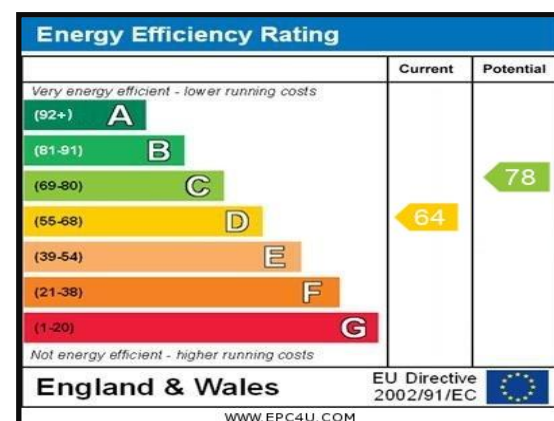


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## STOKESAY CLOSE, BURY, BL9



- Three Bed semi detached
- 2 reception rooms
- In need of updating
- NO ONWARD CHAIN
- Close to local transport links
- Generous rear garden
- Driveway parking
- Early viewing advised



**£240,000**

### 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

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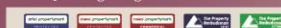
### LETTINGS & MANAGEMENT

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



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 bring to market this three bedroom semi detached home. In need of updating and offered with no onward chain is this conveniently located family home which is situated close to local amenities, shops and transport links and comprises of; entrance porch, hallway, lounge, dining kitchen, conservatory, three bedrooms and a bathroom. Externally this property boasts gardens to the front and rear with a driveway to the side. Internal and early viewing is highly advised and can be arranged seven days a week by calling Cardwells Estate Agents bury on 0161 7611215.

#### Directions

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Porch** Hardwood double glazed windows to front and side. Door leading to hallway.

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

**Lounge** 12' 1" x 11' 6" (3.68m x 3.50m) Hardwood double glazed window to front aspect. Feature gas fire and surround. Radiator. Ceiling light point. Sliding doors to dining kitchen.

**Dining Kitchen** 18' 0" x 7' 8" (5.48m x 2.34m) Sliding double glazed aluminium patio door to conservatory. Hardwood double glazed window to rear aspect. Hardwood door to side aspect. A range of wall and base units with stainless steel sink and drainer. Space for fridge, plumbed for washer. Space for cooker. Wall mounted boiler. Two ceiling light points. Radiator. Under stairs storage.

**Conservatory** 10' 3" x 9' 1" (3.12m x 2.77m) Radiator. Two wall lights. Hardwood double glazed window windows and patio doors to rear garden. Please note that the conservatory is in a state of disrepair.

**Landing** Hardwood double glazed window to side aspect. Loft access.

**Bedroom One** 10' 7" x 8' 7" (3.22m x 2.61m) Hardwood double glazed window to front aspect. Radiator, ceiling light point. Fitted wardrobes.

**Bedroom Two** 10' 0" x 8' 7" (3.05m x 2.61m) Hardwood double glazed window to rear aspect. Radiator, ceiling light point. Storage cupboard.

**Bedroom Three** 7' 0" x 6' 8" (2.13m x 2.03m) Hardwood double glazed window to rear aspect. Radiator, ceiling light point. Storage cupboard.

**Bathroom** Shower cubicle with overhead head electric shower. Low flush wc. Pedestal wash hand basin. Radiator, ceiling light point. Hardwood double glazed window to front aspect.

**Externally** Garden fronted with a driveway to the side. Generous rear laid to lawn gardens to with patio area.

**Tenure** We have been advised the property is Leasehold on a term of 999 years from 29th September 1965, meaning that there are 939 years remaining. Our clients advise us that leasehold charge is £15.00 per annum We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax Rating** The property is 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 set not set within a conservation area.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

**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 Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bolton 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 Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

