

















Independent Estate Agents Est. 1982 Cardwells

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INGHAM PLACE, BURY, BL9 7EQ



- Two Double Bedrooms
- Large Rear Garden
- Driveway
- Ideal First Time Buy
- Close to Local Amenities
- Close To Excellent Transport Links
- Well Presented Throughout
- Internal Viewing Advised







£185,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: 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 in Bury are delighted to bring to market this immaculately presented and beautifully maintained two double bedroom mid terraced property, offering spacious and well-proportioned accommodation throughout. Presented to an excellent standard, this attractive home is a credit to its current owners and would make an ideal purchase for first time buyers, young professionals, downsizers or those simply looking for a property ready to move straight into. Situated in a popular and convenient residential location, the property is ideally positioned within easy reach of a range of local amenities, including shops, schools and everyday facilities. Bury town centre is also just a short distance away, offering an excellent selection of shops, restaurants, leisure facilities and the ever-popular Bury Market. For those needing to commute, the property benefits from superb transport links, providing convenient access to surrounding towns and the wider Greater Manchester area. Internally, the accommodation is both welcoming and generously proportioned, briefly comprising an entrance hallway, a convenient ground floor WC, a comfortable and inviting lounge providing an ideal space in which to relax and unwind, and a separate dining room offering excellent space for family meals and entertaining guests. To the first floor are two generously sized double bedrooms, both providing comfortable accommodation, together with a family bathroom completing the internal layout. Externally, the property continues to impress. To the front is the added benefit of a driveway providing valuable off-road parking, a particularly desirable feature for a terraced property. To the rear is a generous garden offering fantastic outdoor space, ideal for relaxing, entertaining family and friends, outdoor dining or simply enjoying the warmer months. The size of the garden provides excellent potential for purchasers wishing to make the most of their outdoor surroundings. Combining immaculate presentation, generous accommodation, off-road parking and a substantial rear garden, this wonderful home offers an excellent opportunity for a variety of purchasers. Properties offering such an appealing combination of features are always worthy of early consideration. Internal and early viewing is highly recommended to fully appreciate the accommodation, presentation and outdoor space this delightful home has to offer. To arrange your accompanied viewing, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Lounge 12' 10" x 12' 7" (3.90m x 3.84m) UPVC double glazed patio doors to rear. Radiator. Under stairs storage cupboard. Ceiling light point.

Kitchen 8' 8" x 8' 3" (2.64m x 2.52m) UPVC double glazed window. Radiator. Ceiling light point. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Space for fridge freezer. Plumbed for washing machine.

Downstairs WC Low flush WC. Wash hand basin. Radiator. Ceiling light point.

Bedroom 1 8' 2" x 12' 8" (2.48m x 3.85m) Two UPVC double glazed windows. Radiator. Over stairs storage cupboard. Ceiling light point.

Bedroom 2 12' 6" x 8' 8" (3.82m x 2.64m) UPVC double glazed window. Radiator. Ceiling light point.

Bathroom 7' 7" x 5' 6" (2.3m x 1.68m) Twin grip panelled bath with overhead shower. Low flush WC. Pedestal wash hand basin. Ceiling light point. Radiator. Partially wall tiled.

Externally Driveway to the front. To the rear a paved patio area, path and laid to lawn garden.

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 250 year term which started on 19th June 2013, meaning that there are 236 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 A rated which is at an approximate annual cost of £1,703 (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 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.

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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