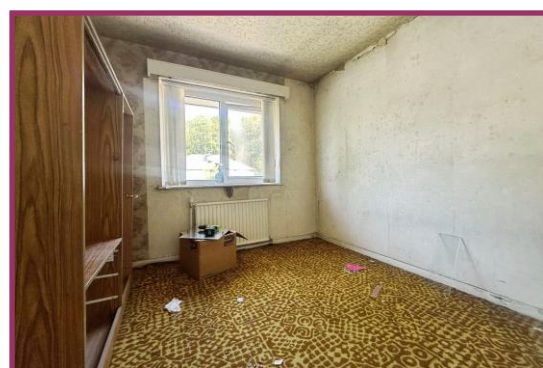




Independent Estate Agents
Cardwells
 www.cardwells.co.uk

BLACKLEY NEW ROAD, MANCHESTER, M9



- Three Good Sized Bedrooms
- Semi Detached Family Home
- No Upward Chain Delay
- Large Rear Garden
- Tons Of Potential
- Driveway & Garage
- Set Within A Highly Popular Area
- Early Viewing Advised!



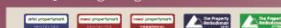
£280,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are delighted to bring to market this spacious three-bedroom semi-detached home, occupying a generous plot and offering considerable potential for improvement. Although the property would benefit from a programme of modernisation and refurbishment, it provides an excellent opportunity for a buyer to create a home tailored to their own individual tastes and requirements. With well-proportioned accommodation, a substantial rear garden and the added benefit of a driveway and garage, this property would make an ideal purchase for a growing family, first-time buyer or someone searching for their next renovation project. The accommodation briefly comprises an entrance hallway, a comfortable lounge, separate dining room and kitchen to the ground floor. To the first floor are three bedrooms and a shower room. Externally, the property benefits from a paved driveway providing off-road parking and leading to a garage with an up-and-over door. To the rear is a sizeable garden, offering plenty of space for outdoor entertaining, children's play or further landscaping, subject to the necessary permissions. Conveniently positioned close to Heaton Park, the property is well placed for a range of local shops, amenities and recreational facilities. Excellent road and public transport links provide easy access into Manchester city centre and the surrounding areas, making the location particularly appealing to commuters. Offering spacious accommodation, a generous plot and fantastic scope to add value, this property must be viewed to fully appreciate the potential on offer. Early viewing is highly recommended. Please contact Cardwells Estate Agents Bury on 0161 761 1215 to arrange an accompanied viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch door leading to hallway.

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

Lounge 13' 6" x 10' 10" (4.11m x 3.29m) UPVC double glazed window. Radiator. Ceiling light point. Double doors to dining room.

Dining Room 14' 0" x 10' 11" (4.27m x 3.32m) UPVC double glazed window. Radiator. Ceiling light point.

Kitchen 12' 7" x 8' 1" (3.84m x 2.46m) UPVC double glazed window and door. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washing machine. Radiator. Ceiling light point.

Seperate WC low flush wc. UPVC double glazed window. Ceiling light point.

Shower Room 7' 1" x 6' 6" (2.15m x 1.99m) UPVC double glazed window. Walk in Shower enclosure with overhead shower. Vanity wash hand basin. Ceiling light point. Wall panelling. Radiator.

Bedroom 1 13' 6" x 12' 0" (4.11m x 3.67m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 14' 7" x 12' 2" (4.45m x 3.7m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 3 9' 3" x 8' 6" (2.82m x 2.59m) UPVC double glazed window. Radiator. Ceiling light point.

Externally driveway leading to a garage with up and over door. Rear access. To the rear; a patio area and large rear 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 999 year term which started on 17th February 1955 meaning that there are 923 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 Manchester and is therefore liable for Manchester Council Tax. The property is C rated which is at an approximate annual cost of £2,055 (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 the property is set within an area regarded as having a Very Low risk of flooding.

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"