

67 HEYWOOD COURT, MIDDLETON. M24 4RQ



- Beautiful Countryside Views
- Close to J19 of the M60
- Secure Top Floor Position
- Two Bedrooms with Superb Views
- Stylish White Bathroom Suite
- Wonderful Open Plan Lounge/Diner
- Stylish Fitted Kitchen



£130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A secure top floor apartment that enjoys a wonderful blend of rural charm with beautiful countryside views yet is only a few minutes drive to Junction 19 of the M60 so is ideally placed for convenient commuting by road. There are excellent everyday amenities within easy reach, including: shops, restaurants, sporting facilities and Heaton Park. The property enjoys accommodation which extends to around 678 square feet / 63 square meters and briefly comprises; entrance hallway with two storage areas, beautiful open plan lounge / diner with wonderful tiled flooring and lovely views from the bay window, fitted breakfast kitchen with lovely views over fields, two bedrooms each with the views over the fields and a modern whistle three piece bathroom suite. There is a car park and the property enjoys use of the communal garden areas. We understand that our client has installed new UPVC windows, laid the wonderful tiled flooring, upgraded the water heating system in the kitchen and the washing machine, oven / grill, hob and extractor will all be included. Additional furniture is available by negotiation, so the property could be sold immediately ready for occupation or perhaps to let. Rarely do apartments come to the market with such fabulous views within this price bracket and they are even less frequently available being within such an ideal position for commuting. Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walkthrough viewing video available to watch and then a personal inspection can be arranged by calling Cardwells Estate Agents Middleton on 01617611215, emailing; mail@cardwells.co.uk or via www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate Floor Area The overall approximate floor area is around 678 square feet / 63 square meters.

Reception Hallway 10' 0" x 11' 3" (3.053m x 3.427m) In an L shape and measured at maximum points. Built-in storage area, stylish marble style tiled floor, entrance door telephone, additional built in storage space.

Open Plan Lounge/Diner 21' 10" x 15' 2" (6.661m x 4.622m) measured at maximum points into the UPVC double glazed bay window which a lovely aspect towards Blackley to the front and towards Oldham to the left of the bay. There is a beautiful marble style tiling, neutral decorations, fitted blinds. The settee, dining table and chairs are available by negotiation.

Kitchen 11' 1" x 7' 2" (3.372m x 2.188m) A stylish fitted kitchen with matching base cabinets, oven / grill, electric hob, extractor, freestanding washing machine, stainless steel and sink and drainer with mister tap over, upgraded water heater under the sink, breakfast table space, UPVC window which enjoys the view of the fields, stylish marble style tiled flooring.

Bedroom 1 11' 0" x 11' 11" (3.341m x 3.642m) A generous size room enjoy enjoying the wonderful views over the fields, feature wallpaper to one wall, quality carpeting.

Bedroom 2 11' 1" x 7' 6" (3.368m x 2.292m) Measured at maximum points, UPVC window which enjoys the fabulous views over the fields, wood laminate flooring, neutral decorations.

Bathroom 6' 8" x 4' 11" (2.034m x 1.499m) Stylish modern white three-piece bathroom suite comprising: jewel flush WC, wash hand basin with built-in storage space and bath complete with fitted glass shower screen and electric shower, extractor, stylish tiling to the walls and the floor.

Parking There is residents permit parking in place in the car park.

Chain Details At the time of the writing there may be a scenario where the property can be sold with no further upward chain. This can be confirmed in due course.

Management Company & Details Dempsters Management Company are the managing agent, and the management fees are £120 per month. This includes: building insurance, window cleaning, building maintenance, roof maintenance, gardening, cleaning of communal areas, CCTV etc.

Tenure Cardwells Estate Agents Middleton premarketing research indicates that the property is Leasehold enjoying a term of 999 years from 25th March 1973. Our client advises us that the annual ground rent is around £25z

Conservation Area Cardwells Estate Agents Middleton pre-marketing research indicates that the property is not within a conservation area.

Food Risk Cardwells Estate Agents Middleton pre-marketing research indicates that the property is regarded as having "no" risk of flooding.

Council Tax The property is within the borough of Bury and as such a council tax is payable to Bury Council, the council tax band A at an approximate annual cost of £1,610.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Middleton on 01617611215, emailing; mail@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance, there is a walk-through viewing video available to watch.

Thinking of Selling in Middleton If you are thinking of selling or letting a property in Middleton, perhaps Cardwells Estate Agents Middleton 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, email: mail@cardwells.co.uk or visit: 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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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.

