

**HEYWOOD COURT, MIDDLETON. M24 4RR**



- Ground Floor Apartment
- One Bedroom
- Modern Bathroom
- Integrated Kitchen
- Ideal First Time Buy
- No Onward Chain
- Communal Gardens
- Early Viewing Advised



**£100,000**

**BOLTON**

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this ground floor one bedroom apartment. Offered with no onward chain delay this property comprises; communal entrance, hallway, spacious lounge, integrated kitchen, modern bathroom and a double bedroom. Externally this property boasts landscaped communal gardens and parking. Situated just off the motorway and a stones throw from Heaton Park this conveniently located apartment would suit a first time buyer! 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 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Communal Entrance** Private secure intercom entrance and letterbox.

**Entrance Hallway** Electric radiator. Laminate flooring. Ceiling light point.

**Lounge/Diner** 16' 4" x 11' 0" (4.99m x 3.35m) UPVC double glazed sliding patio doors leading to front patio area. Laminate flooring. Ceiling light point. Electric radiator.

**Kitchen** 8' 11" x 6' 5" (2.72m x 1.95m) UPVC double glazed window. A range of wall and base units with sink and drainer. Tiled splash backs. Ceramic hob, electric oven and extractor hood, integrated fridge freezer and washing machine. Ceiling light point.

**Bathroom** 7' 1" x 6' 5" (2.17m x 1.96m) Panelled bath with overhead shower. Low flush wc. Vanity hand basin with storage. Under floor heating. Cylinder cupboard. Spotlighting. Partially tiled.

**Bedroom** 11' 9" x 10' 2" (3.57m x 3.11m) UPVC double glazed window. Electric radiator. Laminate flooring. Ceiling light point.

**Externally** lawned communal gardens with on street parking.

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**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 25th March 1973, meaning that there are 946 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** We understand that the property is not in 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.

**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"

