

HUNTLEY COURT, BURY, BL9



- Three Bed Mews
- Garden To Rear
- Guest W/C
- No Onward Chain Delay!
- Ideal First Time Buy
- Close to Hoyes Park
- Transport Links & Local Amenities Nearby



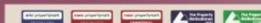
£175,000

BOLTON
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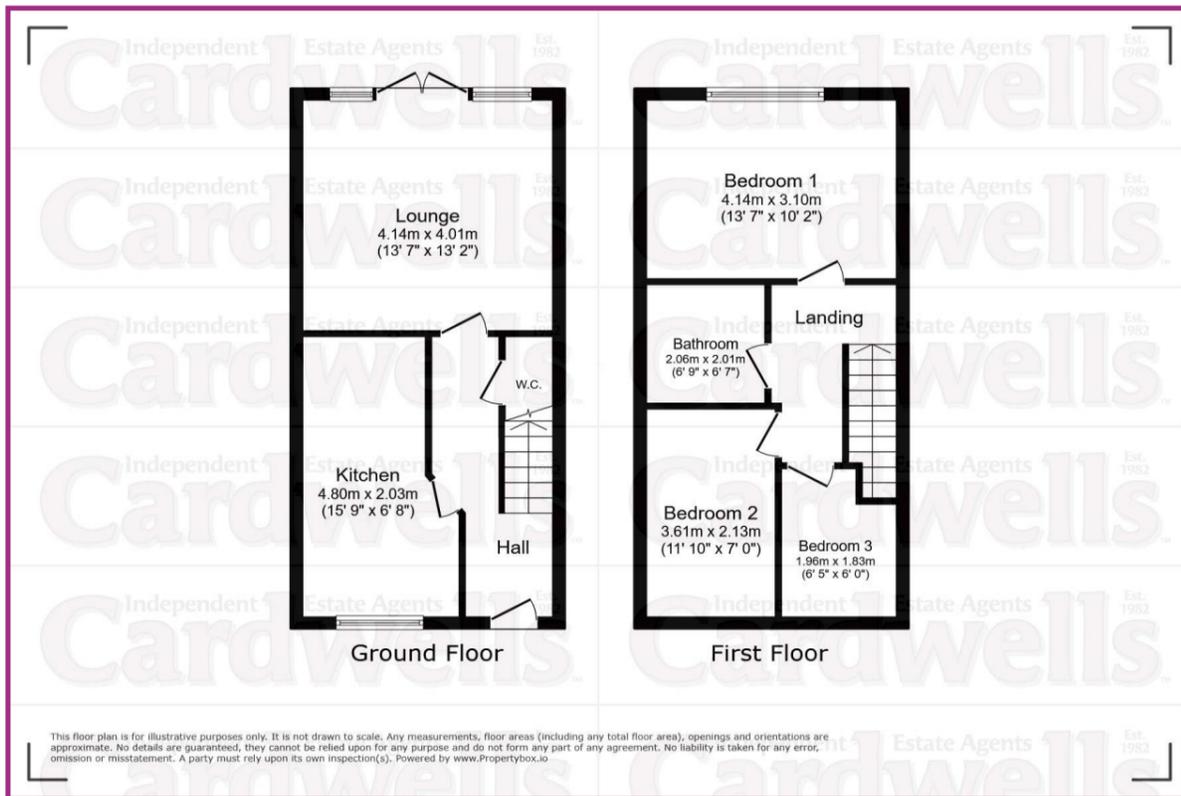
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Incorporating: Wright Dickson & Catlow, WDC Estates



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.



| Energy Efficiency Rating | | Current | Potential |
|--|----------|--|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 83 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | WWW.EPC4U.COM | |

Cardwells estate agents are delighted to bring to market this three bedroom mid terraced home. Offered with no onward chain delay this property comprises; entrance hallway, downstairs wc, lounge, kitchen, three bedroom and a family bathroom. Externally the property is garden fronted with an enclosed rear landscaped garden. Situated close to local amenities, nurseries, doctors and Hoyes park this is the ideal family home! 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

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

Guest WC low flush wc. Wash hand basin. Radiator. Ceiling light point.

Lounge 13' 7" x 13' 2" (4.14m x 4.01m) UPVC double glazed patio doors to rear garden. Radiator. Ceiling light point. Laminate flooring.

Kitchen UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Gas hob, electric oven and extractor hood. Wall mounted boiler.

Bedroom 1 13' 7" x 13' 2" (4.14m x 4.01m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

Bedroom 2 11' 0" x 7' 0" (3.35m x 2.13m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Laminate flooring.

Bedroom 3 6' 5" x 6' 0" (1.95m x 1.83m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Laminate flooring.

Bathroom 6' 5" x 6' 0" (1.95m x 1.83m) Panelled bath with over head shower. Low flush wc. Pedestal wash hand basin. Radiator.spotlighting.

Externally garden fronted with an enclosed rear garden landscaped with decking, stepped to shed.

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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 04th May 2017, meaning that there are 990 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 as such the council tax is collected by Bury council. Cardwells Estate Agents Bury pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,610 per annum.

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.

Arranging A Mortgage Cardwells Estate Agents Bury 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, 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.

