



Independent Estate Agents  
**Cardwells** Est. 1982

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**STEPHEN STREET, BURY, GREATER MANCHESTER  
BL8 2PU**



- Two Bedrooms
- Attic Room
- Spacious Kitchen/Diner
- Rear Yard
- Ideal First Time Buy
- No Onward Chain
- Close to Local Amenities
- Popular Residential Location



**£170,000**

**BOLTON**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**  
14 Market St, Bury, BL9 0AJ  
T: 0161 761 1215  
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
11 Institute St, Bolton, BL1 1PZ  
T: 01204 381 281  
E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are pleased to bring to market this two bedroom mid terraced home. Offered for sale with no onward chain delay this well presented property comprises; Entrance vestibule, lounge, kitchen/diner, two bedrooms, attic room and a family bathroom. Externally this lovely home is garden fronted with an enclosed rear yard. Situated close to local amenities, transport links and just a short drive into Bury Town Centre, this property 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 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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

**Entrance Vestibule** Door leading to lounge.

**Lounge** 14' 0" x 12' 1" (4.26m x 3.68m) UPVC double glazed window. Radiator. Ceiling light point. Feature electric fire.

**Kitchen/Diner** 13' 11" x 12' 1" (4.23m x 3.68m) UPVC double glazed window. Hardwood stable door. A range of wall and base units with stainless steel sink and drainer. Space for cooker, fridge freezer and plumbed for washer. Radiator. Ceiling light point. Under stairs storage.

**Bedroom 1** 12' 9" x 10' 2" (3.88m x 3.10m) UPVC double glazed window. Radiator. Ceiling light point. Archway leading to a shower cubicle and wash hand basin.

**Bedroom 2** 8' 11" x 8' 10" (2.73m x 2.68m) UPVC double glazed window. Radiator. Ceiling light point.

**Bathroom** 12' 1" x 4' 9" (3.68m x 1.46m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Radiator.

**Landing** Stairs leading to attic room. Ceiling light point.

**Attic Room** 13' 9" x 8' 10" (4.18m x 2.68m) Velux window. Ceiling light point.

**Externally** Gated and garden fronted. To the rear an enclosed paved rear yard.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold ,999 years from 4/4/1872 With 844 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

**Flood Risk Information** Cardwells Estate Agents Bury pre-marketing research indicates that this 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"