



Independent Estate Agents  
**Cardwells**™

Est. 1982

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**KINROSS AVENUE, HEYWOOD, OL10 3FX**



- End Terraced Property
- Two Bedrooms
- Parking for 2 Cars
- Large Rear Garden
- En-suite to Master Bedroom
- Guest Cloaks/WC
- Close to Local Amenities
- Early Viewing Advised



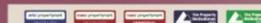
**OIRO £180,000**

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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.



Cardwells estate agents are delighted to bring to market this beautifully presented two bedroom end modern terraced. Situated close to local amenities, superb transport networks and good schools this lovely home comprises; entrance hallway, downstairs wc, lounge, modern fitted dining kitchen, two bedrooms, ensuite and a family bathroom. Externally this property boasts parking for two cars with gated side access leading to a fantastic sized rear laid to lawn gardens and patio area. 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 Hall** Radiator. Ceiling light point. Laminate flooring. Stairs to first floor.

**Guest Cloaks/WC** UPVC double glazed window to front aspect. Radiator. Ceiling light point. Low flush wc. Pedestal wash hand basin.

**Lounge** 14' 1" x 10' 2" (4.29m x 3.11m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Under stairs storage.

**Kitchen/Diner** 13' 1" x 7' 11" (4.0m x 2.41m) UPVC double glazed patio doors and window to rear aspect. Radiator. Two ceiling light points. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Integrated fridge freezer. Plumbed for washing machine.

**First Floor Landing**

**Bathroom** 6' 6" x 6' 3" (1.98m x 1.9m) UPVC double glazed window to rear aspect. Panelled bath. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

**Bedroom 1** 12' 2" x 10' 2" (3.7m x 3.11m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Door to en suite.

**En-suite** UPVC double glazed window to front aspect. Radiator. Ceiling light point. Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin.

**Bedroom 2** 9' 8" x 9' 8" (2.95m x 2.94m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Externally** Parking space for two cars at the front. Gated paved path to side leads to rear laid to lawn gardens and patio area.

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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 1st December 2012 meaning there is 985 years remaining. The ground rent is £187.00 Per Annum. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is liable for Rochdale Council Tax. The property is A rated which is at an approximate annual cost of £1,639 (at the time of writing).

**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"

