



Independent Estate Agents
Cardwells Est. 1982
www.cardwells.co.uk

CHAFFINCH DRIVE, BURY, BL9 6JU



- Three Bedrooms
- In Need of Updating
- No Onward Chain Delay
- Driveway
- Large Rear Garden
- Close to Fairfield Hospital
- Superb Transport Links
- Early Viewing Advised



£120,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents are pleased to bring to market this three-bedroom semi-detached home, conveniently located within easy reach of Bury town centre. Offered for sale with no onward chain, the property requires a full programme of refurbishment and modernisation throughout, making it an ideal opportunity for buyers looking for a renovation project or a property they can improve to their own tastes and requirements. The accommodation comprises an entrance hallway, a lounge and a kitchen to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Although the property requires considerable updating, it offers plenty of potential for someone looking to create a comfortable family home or for investors seeking their next project. Externally, the property benefits from off-road parking to the front, along with gardens to both the front and rear. The outdoor space offers further potential for improvement and landscaping. The property is situated in a convenient residential location, within easy reach of Bury town centre and its range of shops, supermarkets, restaurants and local amenities. There are also good transport links to surrounding areas and Fairfield General Hospital is just a short distance away, making the location suitable for a variety of buyers. With three bedrooms, off-road parking, gardens to the front and rear and the advantage of no onward chain, this property offers an excellent opportunity for anyone looking to undertake a refurbishment project. Early viewing is highly recommended to appreciate the potential this property has to offer. Please contact Cardwells Estate Agents in Bury on 0161 761 1215 to arrange your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Stairs to first floor.

Lounge 13' 9" x 12' 6" (4.2m x 3.8m) UPVC double glazed window. Radiator.

Kitchen 17' 2" x 9' 5" (5.22m x 2.88m) Three UPVC double glazed windows. Hardwood door. Wall and base units with Stainless steel sink and drainer. Ceiling light point. Under stairs storage. Boiler.

First Floor Landing

Bathroom 5' 11" x 5' 1" (1.8m x 1.56m) UPVC double glazed window. Radiator. Specially adapted wet room with electric shower, low flush wc and pedestal wash hand basin. Wall tiling and non slip floor. Ceiling light point.

Bedroom 1 13' 1" x 9' 9" (4.0m x 2.98m) UPVC double glazed window. Radiator. Specially adapted wet room with electric shower, low flush wc and pedestal wash hand basin. Wall tiling and non slip floor. Ceiling light point.

Bedroom 2 10' 6" x 6' 11" (3.2m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

Bedroom 3 8' 10" x 6' 11" (2.7m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point.

Externally Parking to the front. To the rear a paved patio area and hard landscaped rear garden.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. 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 Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within 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"

