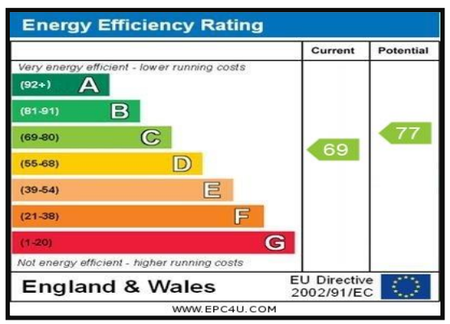










Independent Estate Agents Cardwells Est. 1982

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WASH LANE, BURY. BL9 7DP



- Two Bedroomed Terraced
- No Onward Chain
- In Need of Updating
- Close to Bury Town Centre
- Enclosed Rear Yard
- Gas C/H & Double Glazing
- Two Reception Rooms
- Early Viewing Advised







£130,000

BOLTON
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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 two bedroom mid terraced property, offering an excellent opportunity for buyers looking to put their own stamp on a home or investors seeking a property with potential. Requiring a programme of refurbishment and modernisation throughout, this property presents a fantastic opportunity to create a lovely home tailored to individual tastes and requirements. The accommodation offers plenty of scope for improvement and briefly comprises an entrance vestibule, a lounge, a separate dining room and a kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from a garden frontage, whilst to the rear is an enclosed yard offering a private outdoor space with potential for enhancement. Situated in a convenient and well-established residential location, the property is within easy reach of a range of local shops, amenities and transport links. Bury Town Centre is just a short walk away, offering an excellent selection of shops, restaurants, cafés and leisure facilities, along with the Metrolink providing convenient connections into Manchester City Centre. The nearby motorway network also makes this an ideal location for commuters requiring access to surrounding towns and cities. With its convenient location, traditional layout and excellent potential for improvement, this property is likely to appeal to buy-to-let investors, developers and buyers looking for a rewarding renovation project. An exciting opportunity to acquire a property with scope to add value and create a comfortable home or investment. Internal and early viewing is highly recommended to fully appreciate the potential on offer. To arrange an accompanied viewing, please contact Cardwells Estate Agents Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule Door to Lounge.

Lounge 14' 1" x 14' 1" (4.3m x 4.3m) UPVC double glazed window. Radiator. Ceiling light point.

Dining Room/Open Plan Kitchen 17' 11" x 14' 1" (5.46m x 4.3m) UPVC double glazed window and door to rear. A range of wall and base units with stainless steel sink and drainer. Radiator. Two ceiling light points.

First Floor Landing

Bathroom 8' 2" x 5' 8" (2.5m x 1.73m) Panelled bath. Low flush wc. Pedestal wash hand basin. UPVC double glazed window. Radiator. Wall and floor tiling.

Bedroom 1 13' 11" x 11' 4" (4.24m x 3.45m) UPVC double glazed window. Radiator. Ceiling light point.

Bedroom 2 11' 3" x 8' 1" (3.42m x 2.46m) UPVC double glazed window. Radiator. Ceiling light point

Externally Enclosed rear yard

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 26th October 1873, meaning that there are 845 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

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"









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