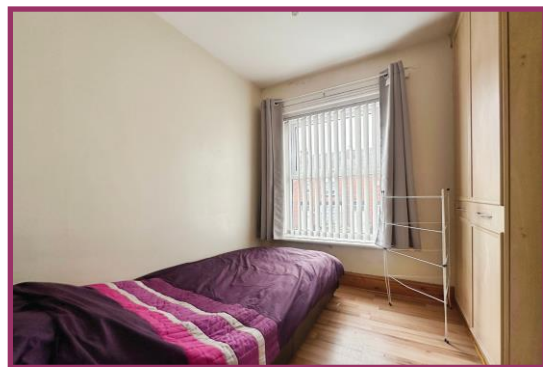




**PEARSON STREET, BURY, BL9**



- Three Bedrooms
- Two Large Reception Rooms
- Enclosed Garden To Rear
- No Onward Chain Delay
- Ideal First Time Buy
- In Need Of Modernisation
- Close To An Abundance Of Local Amenities



**£140,000**

**BOLTON**  
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T: 01204 381 281  
E: bolton@cardwells.co.uk

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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 pleased to bring to market this spacious three bedroom mid terraced home, offering generous and versatile accommodation that would make an ideal purchase for a first time buyer, young couple or growing family. Benefitting from two separate reception rooms, a useful kitchen extension and being offered with no onward chain delay, this property provides an excellent opportunity for buyers looking for a well proportioned home in a convenient residential location. The accommodation briefly comprises an entrance vestibule leading into a welcoming lounge, followed by a separate dining room providing ample space for family dining and entertaining. To the rear is the extended kitchen, although needing updating it offers a good amount of workspace and storage. To the first floor there are three bedrooms along with a family bathroom, providing practical accommodation for modern day living. Externally, the property is garden fronted, while to the rear is an enclosed and gated garden, providing a private outdoor space ideal for relaxing, entertaining or for families with children. Conveniently situated close to a range of local shops, everyday amenities and excellent transport links, the property is well placed for access into the surrounding areas and would particularly suit those looking for their first home. Offered for sale with no onward chain delay, internal and early viewing is highly recommended to fully appreciate the size, potential and accommodation on offer. Call Cardwells Estate Agents on 0161 761 1215 to arrange an accompanied viewing.

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

**Entrance Vestibule** Door leading to lounge.

**Lounge** 13' 5" x 11' 2" (4.1m x 3.4m) UPVC double glazed window. Radiator. Ceiling light point.

**Dining Room** 13' 5" x 11' 1" (4.1m x 3.39m) UPVC double glazed window. Radiator. Ceiling light point. Feature fire and surround. Under stairs storage cupboard.

**Kitchen** 10' 10" x 6' 2" (3.3m x 1.87m) Two UPVC double glazed windows. UPVC door. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker and fridge freezer. Radiator. Ceiling light point.

**Bathroom** 7' 10" x 5' 0" (2.4m x 1.53m) UPVC double glazed window. Airing cupboard. Radiator. Spot lighting. Panelled bath with overhead head electric shower. Low flush w/c. Pedestal wash hand basin. Wall tiling.

**Bedroom 1** 12' 2" x 7' 1" (3.7m x 2.15m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 2** 11' 2" x 5' 5" (3.4m x 1.65m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 7' 10" x 6' 11" (2.4m x 2.1m) UPVC double glazed window. Radiator. Ceiling light point. Storage cupboard.

**Externally** Garden fronted with a gated and secure paved rear yard with freestanding shed.

**Viewings** 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

**Tenure** Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 875 years remaining, being 999 years from 1st April 1902. The annual leasehold charge is £5.00 Per Annum.

**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 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"