

WALSHAW ROAD, BURY, BL8



- Two Bedrooms
- Loft Room
- Two Reception Rooms
- In need of updating
- Ideal Project!
- Close to local Amenities
- Early Viewing Advised
- Rear Yard



£160,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells Estate Agents in Bury are delighted to bring to market this two-bedroom mid-terraced home, offered for sale with no onward chain delay. Requiring updating throughout, the property presents an exciting opportunity for buyers seeking a refurbishment project, with the potential to create a home finished to their own tastes and requirements. Whether you are looking to put your own stamp on your next home or considering a property to improve as an investment, this is an opportunity worthy of further inspection. Conveniently located close to Elton High School and local primary schools, the property enjoys an established residential setting with an array of local amenities within easy reach. Bury Town Centre is just a short drive away, making the location appealing to buyers seeking convenient access to both schools and everyday essentials. The accommodation comprises an entrance porch, lounge, separate dining room and kitchen. The two reception rooms provide flexibility for living and dining, allowing buyers to consider how best to arrange the accommodation around their needs. The kitchen offers an opportunity to introduce a fresh design and finish as part of the overall refurbishment. There are two bedrooms and a bathroom, together with an additional attic room. With improvements required throughout, buyers have the opportunity to take a coordinated approach to updating the interior, creating a consistent style across the home. Externally, the property is garden-fronted and benefits from an enclosed rear yard, with further scope to refresh the outside areas alongside the internal accommodation. With no onward chain, a convenient location and refurbishment potential, early viewing is highly recommended. To arrange an accompanied viewing or for further information, please contact Cardwells Estate Agents in Bury on 0161 761 1215.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch UPVC double glazed windows and doors.

Lounge 13' 9" x 13' 8" (4.2m x 4.16m) UPVC double glazed window. Feature fire and surround. Ceiling light point. Radiator.

Dining Room 13' 5" x 11' 0" (4.1m x 3.35m) UPVC double glazed window. Under stairs storage. Radiator. Ceiling light point.

Kitchen 15' 3" x 7' 2" (4.64m x 2.18m) Two UPVC double glazed windows and door. Ceiling light point. Radiator. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine and space for fridge freezer and cooker.

Bathroom 7' 9" x 6' 7" (2.37m x 2.0m) UPVC double glazed window. Radiator. Ceiling light point. Panelled bath. Shower cubicle. Low flush wc. Pedestal wash hand basin.

Bedroom 1 14' 0" x 13' 11" (4.26m x 4.25m) UPVC double glazed windows. Over stairs storage cupboard. Radiator. Ceiling light point.

Bedroom 2 8' 6" x 6' 9" (2.59m x 2.07m) UPVC double glazed window. Wall mounted boiler. Storage cupboard. Radiator. Ceiling light point.

Attic Room 14' 5" x 13' 9" (4.4m x 4.2m) UPVC double glazed windows. Radiator. Ceiling light point.

Externally Garden and gated fronted with an enclosed paved rear yard.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD - 856 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

