

FLAT 75, HEYWOOD COURT, MIDDLETON. M24 4RQ



- Ground Floor Flat
- Two Double Bedrooms
- Rear Patio Area
- Communal Parking
- Ideal First Time Buy
- Close to Transport Links
- Ideal for Commuters
- Early Viewing Advised



O/O £120,000

BOLTON

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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 delighted to bring to market this two double bedroom ground floor apartment. Conveniently located close to the Manchester outer ring road this apartment comprises; communal entrance, hallway, lounge/diner, kitchen/diner, two double bedrooms and a family bathroom. Externally this property boasts an outdoor patio area and communal permit parking. Situated close to local amenities and transport links this property would suit a first time buyer! 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:

Communal Entrance Letter boxes.

Hallway Storage cupboard with sliding doors. Spotlighting. Laminate flooring.

Lounge/Diner 18' 2" x 12' 1" (5.54m x 3.69m) UPVC double glazed patio doors to rear aspect. Ceiling light point. Laminate flooring. Feature fireplace.

Kitchen/Diner 16' 3" x 6' 5" (4.96m x 1.95m) UPVC double glazed window to rear aspect. A range of wall and base units with ceramic hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine. Laminate flooring. Ceiling light point.

Bathroom 11' 7" x 8' 1" (3.53m x 2.47m) Panelled bath with overhead electric shower. Low flush wc. Wash hand basin. Partially wall tiled. Ceiling light point.

Bedroom 1 11' 7" x 8' 1" (3.53m x 2.47m) UPVC double glazed window. Fitted wardrobes. Ceiling light point.

Bedroom 2 11' 9" x 7' 6" (3.58m x 2.29m) UPVC double glazed window. Ceiling light point.

Externally Communal gardens and parking. Patio area to rear of apartment.

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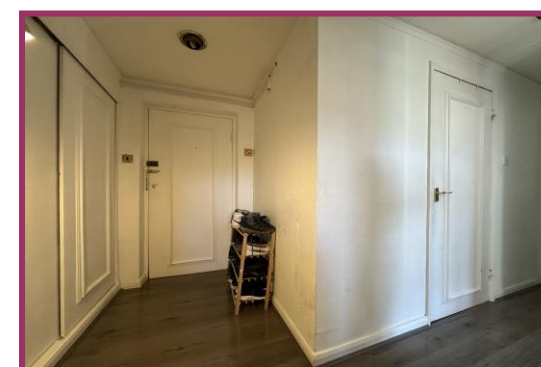
Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 25th March 1973, meaning that there are 946 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

Service Charge-£1200per 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 £1,610 (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, 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			