



Independent Estate Agents **Cardwells** Est. 1982

www.cardwells.co.uk

MANCHESTER ROAD, BURY, BL9 9SU



- End Terraced
- Three Bedrooms
- Two Reception Rooms
- Yard to Rear
- Close to Transport Links
- Ideal First Time Buyers
- Early Viewing Advised
- Close to local amenities



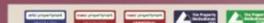
£200,000

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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 well presented three bedroom end terraced. Conveniently located to superb transport links, local amenities and easy access to Bury, Whitefield and Unsworth. The lovely home comprises; entrance vestibule, lounge, dining room, kitchen, three bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard. Ideal for first time buyers or growing families, this well presented home must be viewed early to avoid disappointment. 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:

Hallway Radiator. Ceiling light point. Laminate flooring. Stairs to first floor.

Lounge 13' 8" x 11' 9" (4.16m x 3.58m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Dining Room 13' 6" x 11' 6" (4.11m x 3.50m) UPVC double glazed window to rear aspect. Radiator. Laminate flooring. Ceiling light point. Storage cupboard. Under stairs storage cupboard. Feature fire place.

Kitchen 9' 0" x 8' 4" (2.74m x 2.54m) UPVC double glazed window to rear aspect. UPVC door leading to rear yard. A range of wall and base units stainless steel sink and drainer. Gas hob and electric oven with extractor hood. Wall mounted boiler. Radiator. Ceiling light point. Laminate flooring.

First Floor Landing

Bathroom UPVC double glazed window to rear aspect. Radiator. Spotlighting. Panelled bath with over head thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling.

Bedroom 1 16' 1" x 11' 0" (4.90m x 3.35m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Storage cupboard.

Bedroom 2 8' 7" x 6' 5" (2.61m x 1.95m) UPVC double glazed window to rear aspect. Fitted wardrobes. Radiator. Ceiling light point.

Bedroom 3 12' 9" x 6' 3" (3.88m x 1.90m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

Externally Gated front garden with an enclosed rear yard enclosed rear paved 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 19th February 1907, meaning that there are 879 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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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).

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

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"

