



PRICE STREET, BURY, BL9 9EB



- Spacious end terraced
- Two reception rooms.
- Fitted kitchen.
- Three bedrooms.
- Sizable shower room.
- Gardens to three sides.
- Offered with no onward chain.
- Early viewing is essential.



O/O £175,000

BOLTON

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BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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This surprisingly spacious end terrace property is located in a very popular area and has the potential to extend the already sizable accommodation, subject to planning permission being sought. The accommodation is very well presented and currently comprises entrance vestibule, hall, two reception rooms, fitted kitchen, three bedrooms and a sizable shower room. Externally, the property benefits from gardens to three sides and has the option to rent additional land to the side if required. Early viewing of this lovely property is advised and can be arranged by contacting Cardwells Estate Agents Bury on (0161) 761 1215 online @cardwells.co.uk or via email bury@cardwells.co.uk"

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule Wooden door with leaded inserts to the front elevation leading into the vestibule. Tiled floor. Wooden door through to the hallway.

Hallway 11' 10" x 3' 3" (3.6m x 1.0m) Stairs lead off to the first floor landing. Radiator.

Lounge. 15' 1" x 11' 10" (4.6m x 3.6m) Double glazed window to the front elevation. Wooden floor. Focal fireplace. Radiator.

Dining room. 14' 1" x 12' 10" (4.3m x 3.9m) Double glazed windows to the rear and side elevations. Laminate floor. Focal fireplace. Understairs storage.

Kitchen. 8' 6" x 5' 9" (2.58m x 1.75m) Glazed door to the side elevation with double glazed window to the rear. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Four burner gas hob with electric oven under. Plumbed for washing machine. Space for fridge. Tiled splashback. Central heating boiler. Radiator.

First Floor Landing Stairs lead off the hall to the landing. Two double glazed windows to the side elevation.

Bedroom One. 13' 9" x 7' 10" (4.2m x 2.4m) Double glazed window to the rear elevation. Wooden floor. Radiator.

Bedroom Two. 12' 2" x 8' 6" (3.7m x 2.6m) Double glazed window to the front elevation. Wooden floor. Built in wardrobes. Radiator.

Bedroom Three. 10' 6" x 5' 11" (3.2m x 1.8m) Window overlooking the landing. Laminate floor. Radiator. Built-in wardrobes.

Shower room. Double glazed window to the front elevation. Walk in shower corner shower cubicle with drench head and handheld shower. Pedestal wash hand basin. Close coupled WC. Chrome heated towel rail.

Externally. The front of the property has a paved path leading past the garden area and onto the front door. There is a side garden with paved patio and planted areas which provides scope to extend subject to relevant planning permissions being sought whilst the rear has a good sized patio with shrub borders.

Viewing 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 The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD with the balance of 999 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 £1,526 (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 "No" 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"

