

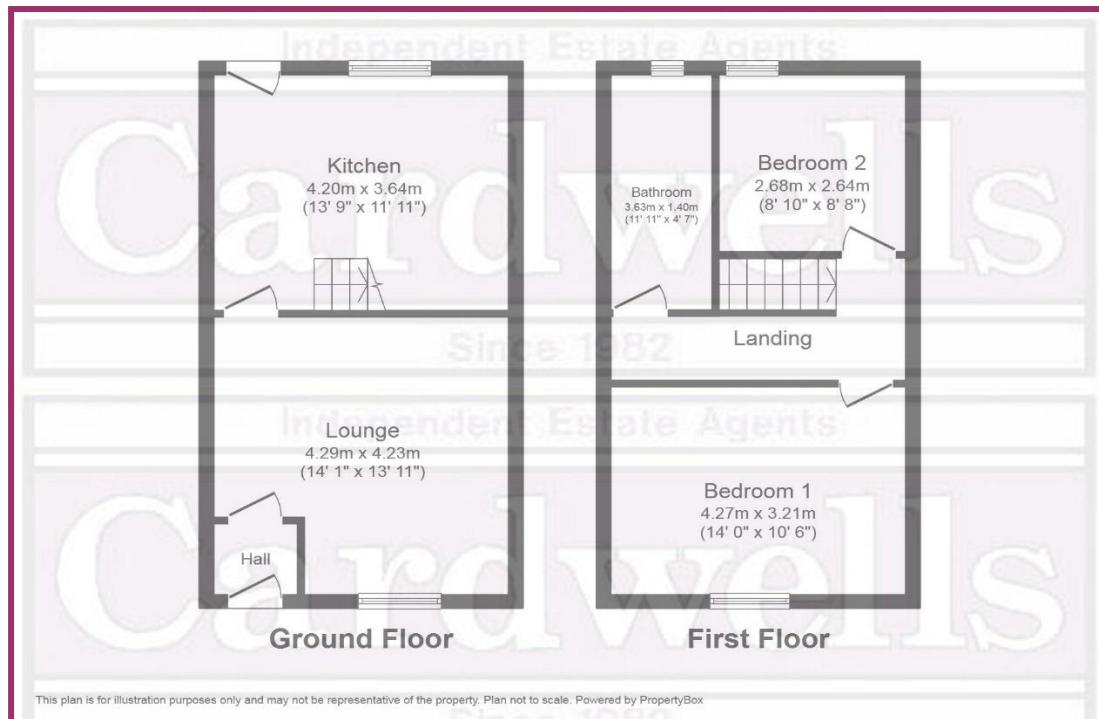
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Independent Estate Agents  
**Cardwells**

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**REGENT STREET, BURY, BL9 5AT**



- No Onward Chain
- Rendered Mid Terraced
- Recently Fitted Kitchen
- Two Bedrooms
- Three Piece Bathroom Suite
- Lounge & Kitchen Diner
- Recently Fitted Carpets
- Located off Walmersley Road



**£130,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

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**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

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Offered for sale with no onward chain and located just off Walmersley Road is this recently improved pavement fronted terraced home which would be ideal for a first time buyer or buy to let investor. Internally the property has recently had a modern kitchen and new carpets fitted throughout. To the ground floor the accommodation comprises a lounge and kitchen/diner with two good sized bedrooms and a bathroom to the first floor. Externally the front of the property is rendered and pavement fronted. To the rear there is an enclosed rear yard with artificial grass and a gate to the rear. For further information and to arrange a viewings contact Cardwells Estate Agents Bury 0161 761 1215 email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit [cardwells.co.uk](http://cardwells.co.uk)

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Vestibule** Door into the lounge.

**Lounge** 14' 1" x 13' 11" (4.29m x 4.23m) Ceiling light point, radiator, double glazed window to the front.

**Kitchen/Diner** 13' 9" x 11' 11" (4.20m x 3.64m) Ceiling light point, double glazed window to the rear, door to the rear, radiator, range of fitted wall and base units with extractor fan, integrated gas, hob, and electric oven, space for washing machine and fridge freezer, stainless steel sink with mixer tap and drainer.

**First Floor Landing** Ceiling light point, loft access.

**Bedroom 1** 14' 0" x 10' 6" (4.27m x 3.21m) Ceiling light point, radiator, double glazed window to the front.

**Bedroom 2** 8' 10" x 8' 8" (2.68m x 2.64m) Ceiling light point, double glazed window to the rear, radiator.

**Bathroom** 11' 11" x 4' 7" (3.63m x 1.40m) Ceiling light point, double glazed window to the rear, three piece suite, incorporating a WC, pedestal sink, panel bath with electric shower over, radiator, tiled splashback to the walls.

**Externally** Rendered terraced home which is pavement fronted. To the rear there is an enclosed rear yard with artificial grass and a gate to the rear.

**Price** £130,000

**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 4th February 1878, meaning that there are 852 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.

**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 £1,382 (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.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**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](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://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"

