



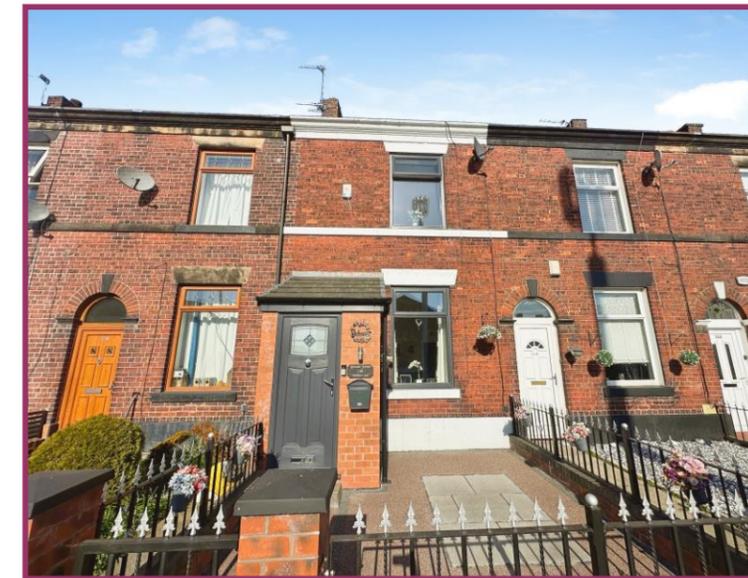
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Independent Estate Agents
Cardwells™
 Est. 1982

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**WALSHAW ROAD, BURY, GREATER MANCHESTER
 BL8 1NA**



- Two Bedrooms
- Loft Room
- Extended Modern Kitchen
- En-suite & family Bathroom
- Garage to Rear
- Ideal Family Home
- Beautifully Presented Throughout
- Early Viewing Advised



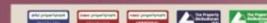
£240,000

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



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.



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Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom plus loft room mid terraced home. This property has been vastly improved and upgraded over the years and boasts modern and sizeable accommodation. The property comprises; entrance porch, lounge, downstairs wc, modern extended kitchen, modern shower room, two double bedrooms and- loft room and en suite! Externally this property has a hard landscaped front garden with garage to the rear with up and over door. Situated close to local amenities, superb schools and just a short drive to Bury town centre this property would suit a growing family! 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:

Entrance Porch UPVC double glazed window. Tiled flooring. Spotlighting.

Lounge 14' 9" x 13' 3" (4.5m x 4.04m) UPVC double glazed window. Two radiators. Ceiling light point. Feature gas fire and surround.

Dining Room 13' 1" x 11' 6" (4.0m x 3.5m) Two radiators. Ceiling light point. Spotlighting. Feature gas fire and surround. Stairs to first floor.

Extended Kitchen 14' 5" x 13' 1" (4.4m x 4.0m) Composite stable door to rear garage. UPVC double glazed window. Two sky lights. Radiator. Spotlighting. A range of modern wall and base units with integrated oven, hob and extractor hood. Integrated fridge freezer, washing machine, dryer and dishwasher.

Guest WC Low flush wash. Wash hand basin. Towel radiator. Spotlighting.

First Floor Landing

Bedroom 1 13' 3" x 12' 1" (4.04m x 3.69m) UPVC double glazed window. Radiator. Ceiling light point. Feature fireplace. Fitted wardrobes and dressing table.

Bedroom 2 8' 2" x 7' 9" (2.5m x 2.36m) UPVC double glazed window. Radiator. Ceiling light point. Fitted wardrobes.

Bathroom UPVC double glazed window. Radiator. Shower cubicle with overhead shower. Low flush wc. Wash hand basin. Towel radiator. Ceiling light point.

2nd Floor Landing Spotlighting

Loft Room 12' 2" x 9' 6" (3.72m x 2.89m) Two sky lights. Radiator. Spotlighting. Fitted wardrobes and eaves storage.

Loft Ensuite UPVC double glazed window. Towel radiator. Storage over stairs. Low flush wc. Wash hand basin. Shower cubicle.

Loft Room 2 5' 7" x 5' 4" (1.7m x 1.62m) Currently used as a study. UPVC double glazed window. Radiator. Ceiling light point. Fitted storage units.

Externally To the front - hard landscaped with resin design and gated.

Garage 16' 0" x 12' 4" (4.87m x 3.77m) To the rear has a garage with electric roller shutter door with power and lighting.

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 , enjoying the remainder of the 999 year term which started on 23rd March 1884, meaning that there are 857 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 £1,610 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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 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 Five

