



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (excluding any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misdescription. A party must rely upon its own inspection(s). Powered by www.propertyfile.ie

Independent Estate Agents
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BAGULEY CRESCENT, MIDDLETON. M24 4QX



- **Ground Floor**
- **Two Bedrooms**
- **Garage**
- **Enclosed Rear Garden**
- **No Onward Chain**
- **Close to Transport Links**
- **Early Viewing Advised**
- **Modern Fitted Kitchen**



£175,000

BOLTON

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Cardwells estate agents are delighted to bring to market this superbly presented two bedroom ground floor flat. Boasting a newly fitted combination boiler and kitchen this well presented home is offered with no onward chain and comprises; entrance hallway, lounge, modern fitted kitchen, two fitted double bedrooms and a bathroom. Externally this property benefits from a front and a landscaped rear garden. This property also has a garage which is part of a communal garage block which is off site. 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 Hallway Ceiling light point. Radiator. Storage cupboard.

Lounge 16' 1" x 11' 10" (4.9m x 3.6m) UPVC double glazed window to front aspect. Radiator. Feature fire and surround. Double doors to kitchen.

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"



Kitchen 10' 3" x 7' 5" (3.12m x 2.25m) UPVC double glazed patio doors and windows to rear aspect. A range of modern wall and base units with sink and drainer. Ceramic hob, electric oven and extractor hood. Integrated fridge and freezer. Ceiling light point.

Bathroom UPVC double glazed window to rear aspect. Shower cubicle with overhead thermostatic shower. Pedestal wash hand basin. Storage cupboard. Radiator, ceiling light point. Wall tiling.

Separate WC UPVC double glazed window to rear aspect. Low flush wc. Ceiling light point.

Bedroom 1 11' 3" x 10' 4" (3.43m x 3.15m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes with sliding doors.

Bedroom 2 8' 10" x 6' 1" (2.7m x 1.85m) UPVC double glazed window to rear aspect. Radiator, ceiling light point. Fitted wardrobes with sliding doors, utilised as a utility and housing washing machine.



Externally Laid to lawn garden to the front with a paved front path. To the rear a paved patio area, laid to lawn garden with planted borders. Four freestanding sheds.

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 29th April 1964, meaning that there are 935 years remaining. 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 Letting Agents Bury, pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now 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

