

**PEERS STREET, BURY, BL8 2QF**



- Three Bedroom Terraced
- No onward Chain
- Ideal First Time Buy
- Popular Area
- Early Viewing Advised
- Gas Central Heated
- Double Glazed
- Ideal Buy to Let

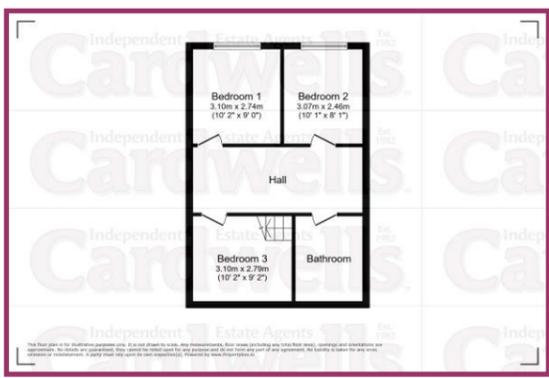
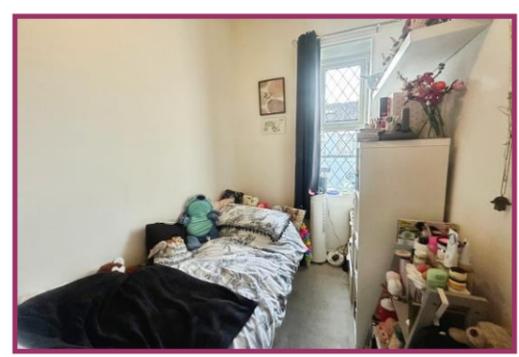


**£150,000**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Cardwells estate agents are delighted to bring to market this three bedroom mid terraced home. Offered with no onward chain delay this property is situated close to local amenities, transport links and good schools! Briefly comprising of; Entrance Vestibule, Lounge, Kitchen/Diner, Three Bedrooms and a Bathroom. Externally this property benefits from an enclosed rear yard. 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 Vestibule** Door to lounge.

**Lounge** 16' 2" x 12' 2" (4.92m x 3.71m) UPVC double glazed window. Radiator. Ceiling light point.

**Kitchen/Diner** 13' 2" x 12' 2" (4.01m x 3.71m) UPVC double glazed window and door. A range of wall and base units with sink and drainer. Radiator. Ceiling light point. Plumbed for washer. Space for dryer and fridge freezer.

**Bathroom** Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. UPVC double glazed window. Ceiling light point.

**Bedroom 1** 10' 2" x 9' 2" (3.10m x 2.79m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 10' 1" x 8' 2" (3.07m x 2.49m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 3** 8' 4" x 10' 2" (2.54m x 3.10m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Pavement fronted with an enclosed rear paved yard.

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**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 20th September 1879, meaning that there are 852 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 as such the council tax is collected by Bury council. Cardwells Estate Agents Bury pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,610 per annum.

**Conservation Area** Cardwells Estate Agents Bury pre marketing research shows that the property is not within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area 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 Fivegate Ltd"

