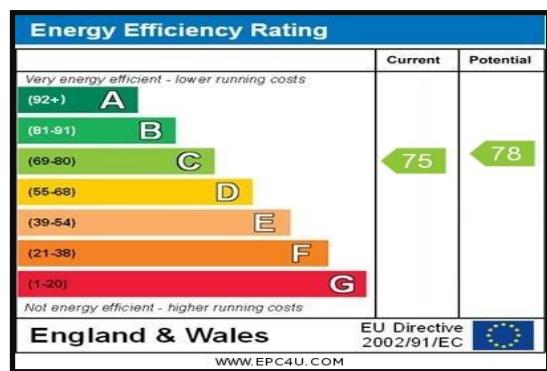


Floor Plan

Total floor area 66.2 sq.m. (712 sq.ft.) approx
This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.



GRASMERE DRIVE, BURY, BL9 9GA



- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain
- Storage Heaters
- Communal Gardens
- Double Glazing
- Quiet Location
- Close to Commuter Routes



£90,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

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BURY

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LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk



Located on Sandringham Park, just off Gigg Lane and approximately ten minutes from Bury Town Centre, is this ground floor apartment offered for sale with NO ONWARD CHAIN. Internally the accommodation comprises an entrance hallway, open plan kitchen/living area, two bedrooms and a four piece bathroom suite. Internal inspection is recommended and for further information please call Cardwells Estate Agents Bury 01617611215 or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Ceiling light point, laminate effect flooring, electric storage heater, storage cupboard.

Kitchen/Living Room 18' 3" x 14' 10" (5.56m x 4.52m) Maximum. Ceiling light points, double glazed window to the front and the side, electric storage heaters, part laminate effect flooring, part vinyl flooring, fitted wall and base units with extractor fan, electric job and oven, space for a washing machine, fridge, freezer, one and a quarter stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Bathroom 6' 9" x 6' 0" (2.06m x 1.83m) Ceiling light point, double glazed window to the side, Wc, pedestal sink, bath, walk in shower cubicle, tiled splashback to the walls c heated towel rail, vinyl flooring.

Bedroom 1 12' 1" x 10' 2" (3.69m x 3.09m) Ceiling light point, double glazed window to the rear, electric storage heater, fitted wardrobes.

Bedroom 2 12' 1" x 8' 6" (3.68m x 2.59m) Ceiling light point, double glazed window to the rear, electric storage heater.

Externally Communal gardens to the rear with off road parking to the side.

Price £90,000

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 12th December 2005, meaning that there are 980 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 £1,382 (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.

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

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 1214, emailing: bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

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