



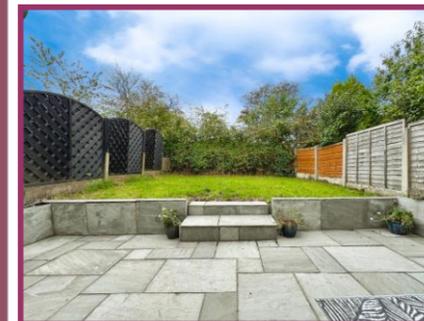
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

**CUDWORTH ROAD, BLACKLEY, GREATER
 MANCHESTER M9 8PE**



- Two Bedroom Semi Detached
- Driveway
- Garage
- Landscaped Rear Garden
- Close to Transport Links
- Ideal First Time Buy
- Early Viewing Advised
- Beautifully Presented



£210,000

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

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this superbly presented two bedroom semi detached home. Situated close to local amenities, superb transport links and just a stones throw away from Heaton Park, this lovely home comprises; Entrance Hall, Lounge, Modern Kitchen/Diner, Two Bedrooms and Modern Bathroom. Externally this property boasts a block paved driveway leading to a garage, with a landscaped rear garden. 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:

Hallway Radiator. Stairs to first floor. Ceiling light point.

Lounge 15' 2" x 11' 3" (4.62m x 3.43m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

Kitchen/Dining Room 14' 3" x 8' 0" (4.34m x 2.44m) UPVC double glazed patio doors to rear aspect. Radiator. A range of wall and base units with stainless steel bowl sink and drainer. Ceramic hob and electric oven. Plumbed for washer and dishwasher. Spot lighting. Under stairs storage.

Bathroom 5' 0" x 4' 9" (1.52m x 1.45m) UPVC double glazed window to rear aspect. Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Radiator. Ceiling light point.

Bedroom 1 14' 4" x 9' 9" (4.37m x 2.97m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes.

Bedroom 2 9' 0" x 8' 5" (2.74m x 2.56m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Block paved driveway to the front leading to a garage with up an over door. To the rear a paved patio area, stepped laid to lawn garden with planted borders.

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is Freehold. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax The property is situated in the Borough Of Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (at the time of writing).

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.

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

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"