



Independent Estate Agents
Cardwells Est. 1982

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SCOBELL STREET, BURY, BL8 3DE



- Stylish Mid Terraced
- Two Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Three Piece Shower Room
- Gardens to Front & Rear
- Well Presented Accommodation
- Popular Location



£190,000

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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.

This two bedroom mid terraced property is located in the ever popular area of Tottington and benefits from having a kitchen extension enabling two reception rooms. The accommodation is very well presented and currently comprises entrance vestibule, lounge, dining room, fitted kitchen, two bedrooms and a three-piece shower room. Externally the property has garden areas to both the front and rear. 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:

Vestibule Double glazed door to the front elevation leading into the vestibule. Door leading into the lounge.

Lounge 14' 5" x 13' 5" (4.4m x 4.1m) Double glazed window to the front elevation. Stairs lead off the lounge to the first floor landing. Under stairs storage. Feature fireplace with recessed log burner.

Dining Room 13' 5" x 7' 7" (4.1m x 2.3m) Double glazed window to the rear elevation. Radiator. Under stairs storage.

Kitchen 14' 1" x 6' 3" (4.3m x 1.9m) Double glazed windows to the rear and side elevations with door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob. Electric oven. Space for fridge freezer. Plumbed for washing machine. Central heating boiler.

First Floor Landing Stairs lead of the lounge to the first floor landing. Loft access.

Bedroom 1 14' 5" x 11' 2" (4.4m x 3.4m) Double glazed window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2 7' 10" x 6' 7" (2.4m x 2.0m) Double glazed window to the rear elevation enjoying pleasant views. Radiator.

Shower Room 6' 7" x 5' 11" (2.0m x 1.8m) Double glazed window to the rear elevation. Three piece suite comprising shower cubicle, close coupled w.c., vanity sink. Part tiled elevation. Heated towel rail. Airing cupboard.

Externally The front of the property enjoys a low maintenance gravel garden area whilst the rear has a paved courtyard with pleasant views beyond.

tenure Cardwells Estate Agents Bury pre marketing research indicates that the property is Leasehold enjoying a term of around 849 years remaining, being 999 years from 25th March 1876. At the time of writing we do not have confirmation of the annual leasehold charge but are advised that it is not thought to be anymore than £2 per annum.

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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.

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"

