



## DAISYFIELD COURT, BURY, BL8 2BL



- One Bedroom
- First Floor
- Superb Views
- Garage
- Sold with Tenant in Situ
- Ideal Investment Opportunity
- Early Viewing Advised
- Close To Bury Town Centre



**£100,000**

**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.





Cardwells estate agents are pleased to bring to market this well presented one bedroom first floor apartment. Offered for sale with a tenant in situ paying £575pcm. Boasting superb aspects from the front overlooking Bury Angling Society lake this property comprises; communal entrance, hallway, lounge, kitchen, bedroom and bathroom. Externally this property has a communal car park and a garage. Please note that the garage does need upgrading and attention, but is sold as seen. Situated close to superb transport links and just a short drive to Bury town centre this property must be viewed early to avoid disappointment. 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:**

**Communal Entrance** Stairs to first floor. Letter boxes.

**Hallway** Storage cupboard. Ceiling light point. Electric radiator.

**Lounge** 16' 5" x 12' 6" (5.0m x 3.8m) UPVC double glazed window to front aspect. Ceiling light point. Feature electric fire and surround. Electric radiator.

**Kitchen** 8' 10" x 6' 7" (2.7m x 2.0m) UPVC double glazed window to front aspect. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Ceiling light point. Electric radiator.

**Bedroom 1** 14' 1" x 9' 10" (4.3m x 3.0m) UPVC double glazed window to front aspect. Electric radiator. Ceiling light point.

**Bathroom** UPVC double glazed window to side aspect. Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Ceiling light point. Storage cupboard housing tank.

**Externally** Communal parking. A single garage as part of a block of garages is included in this sale, however the roof and door need attention and will be sold as seen.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is LEASEHOLD - 939 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Viewings** 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

**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 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

**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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).