

**ORAM STREET, BURY, BL9 6EN**



- Two Bedroom
- Mid Terraced
- Rear Yard
- Recently Decorated
- New Flooring
- Close To Clarence Park
- Close to Local Amenities
- Early Viewing Advised



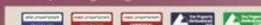
**£850 PCM**

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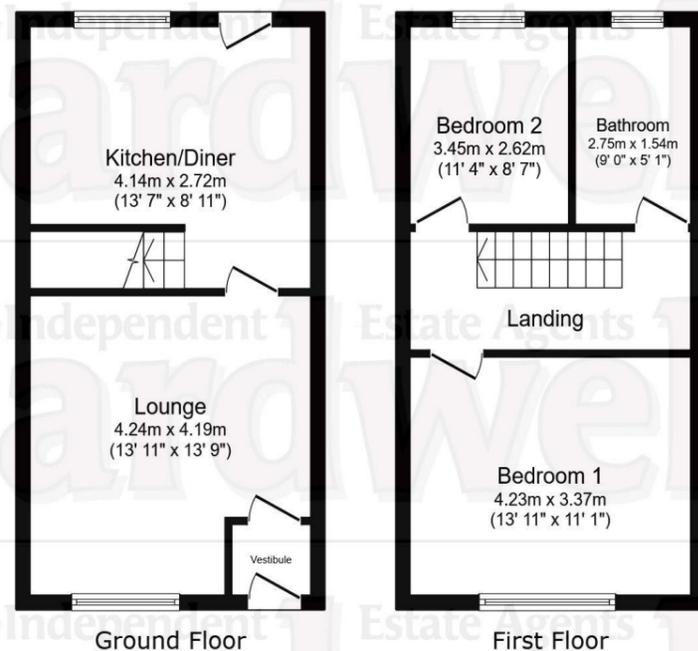
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Incorporating: Wright Dickson & Catlow, WDC Estates



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Cardwells are delighted to offer this recently decorated two bedroom mid terraced home. Located close to local amenities, good schools and with Clarence Park and the Lido on the doorstep for fantastic walks! Briefly comprises; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property is garden fronted with an enclosed rear yard with up and over door. 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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk).

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** Ceiling light point. Laminate flooring. Door to lounge.

**Lounge** 13' 9" x 13' 11" (4.19m x 4.25m) UPVC double glazed window. Radiator. Ceiling light point. Laminate flooring. Alarm panel. Feature fireplace.

**Kitchen/Diner** 13' 7" x 8' 11" (4.14m x 2.72m) UPVC double glazed window and composite door. A range of wall and base units with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumbed for washing machine. Wall mounted boiler. Under stairs storage housing fridge freezer. Spotlighting. Radiator. Laminate flooring.

**Bathroom** 9' 0" x 5' 1" (2.75m x 1.54m) Panelled bath with overhead electric shower. Low flush wc. Pedestal wash hand basin. Spotlighting. Partially wall tiled. Radiator. UPVC double glazed window.

**Bedroom 1** 14' 2" x 11' 1" (4.32m x 3.37m) UPVC double glazed window. Radiator. Ceiling light point.

**Bedroom 2** 8' 7" x 8' 0" (2.62m x 2.45m) UPVC double glazed window. Radiator. Ceiling light point.

**Externally** Paved to the front with an enclosed rear paved yard with up and over door.

**Viewings** Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 0161 761 1215, emailing; [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

**Holding Deposit** A holding deposit will be required to be paid to Cardwells Estate Agents, the holding deposit is 1 weeks rent = (monthly rent x 12 /52) terms and conditions apply.

**Deposit** A deposit of 5 weeks rent is payable and will be lodged via the Deposit Protection Scheme, more information can be found at [www.depositprotection.com](http://www.depositprotection.com)

**Pets** We have been advised the landlord may accept pets (subject to suitability) and this will incur a rent increase of £20 per pet per month.

**Council Tax** Cardwells Letting Agents pre market research indicates that the property is council tax band A and the current cost is approximately £1,610 payable to Bury council.

**Flood Risk** Cardwells Letting Agents pre market research indicates that the property is in a very low flood risk area.

**Disclaimer** This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

