



ALBERT STREET, BURY, BL9



- Two double bedrooms
- Rear yard
- Ideal first time buy
- Gas central heated
- Close to motorway access
- A short walk to Bury town centre
- Close to local amenities



£140,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells estate agents are pleased to bring to market this two double bedroom mid terraced. Situated close to local amenities, shops and Bury town centre this conveniently located property would make a great first time buy or buy to let home! Briefly comprising; entrance vestibule, lounge, kitchen/diner, two double bedrooms and a bathroom. Externally there is a good sized rear yard. Early viewing is highly advised!

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance vestibule Door to lounge

Lounge 13' 7" x 13' 3" (4.14m x 4.04m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Two wall light points.

Kitchen 12' 4" x 10' 5" (3.76m x 3.17m) A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine and space for dryer. UPVC double glazed window and door to rear aspect. Radiator. Ceiling light point. Stairs to first floor.

Bedroom 1 14' 0" x 13' 5" (4.26m x 4.09m) UPVC double glazed window to front aspect. Radiator, ceiling light point.

Bedroom 2 11' 7" x 6' 4" (3.53m x 1.93m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Panelled bath. Low flush wc. Pedestal wash hand basin. Over stairs storage cupboard. Radiator. UPVC double glazed window to rear aspect. Ceiling light point.

Price £140,000

Tenure TBC

Council Tax Rating The property is 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 set not set within a conservation area.

Flood Risk Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having Very low risk of flooding.

Thinking of selling 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

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 0161 7611215. emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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

