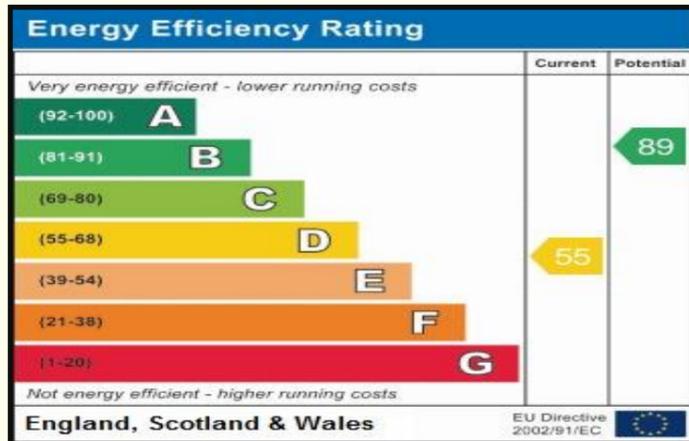


Total floor area 66.0 sq. m. (710 sq. ft.) approx.  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Independent Estate Agents

# Cardwells

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HASLAM STREET, BURY, BL9 6EQ



- Stone Terraced Property
- Lounge, Dining Kitchen
- Two Bedrooms, Bathroom
- Gas C/H & D/G
- Enclosed Yard to Rear
- Ideal First Home
- Close to Local Amenities
- NO UPWARD CHAIN



**OIRO £110,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

**LETTINGS & MANAGEMENT**

E: lettings@cardwells.co.uk

T: 01204 381 281

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@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. C W Pearson.

This lovely stone two bedroomed mid terraced property is located in an area ideal for local amenities including the hospital and motorway access. Offered with no onward chain this is likely to attract a good deal of interest from both private buyers and investors alike. The accommodation has recently had a damp proof course fitted to the front lounge which requires decoration, briefly comprising vestibule, lounge, fitted kitchen, two bedrooms The front being of a particularly good size, and bathroom with three-piece suite.

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

**Vestibule** 3' 3" x 3' 1" (1.00m x 0.95m) Double glazed door to the front elevation leading into the vestibule with glazed door leading into the lounge.

**Lounge** 14' 6" x 13' 9" (4.43m x 4.18m) Double glazed window to the front elevation, electric focal fireplace, central heating radiator. This room has just had a damp proof course and is awaiting redecoration.

**Kitchen Diner** 14' 4" x 10' 8" (4.38m x 3.24m) Double glazed door and double glazed window to the rear elevation. Range of fitted base units with contrasting worksurfaces and inset sink and drainer with matching wall mounted cabinets. Electric cooker. Plumbing for washing machine. Space for fridge and freezer.

### **First Floor Landing**

**Bedroom 1** 14' 6" x 11' 1" (4.41m x 3.38m) Double glazed window to the front elevation, chimney breast, central heating radiator.

**Bedroom 2** 9' 6" x 7' 9" (2.90m x 2.35m) Double glazed window to the rear elevation. Central heating radiator.

**Bathroom** 10' 9" x 7' 6" (3.28m x 2.29m) Double glazed window to the rear elevation. Three piece suite comprising bath with electric shower over, pedestal wash hand basin, close coupled WC.

**Externally** The front of the property has a low maintenance paved garden area whilst the rear has a good sized enclosed rear yard with pedestrian access to the rear.

**Price** OIRO £110,000

**Viewing** Your personal inspection is highly recommended and can be arranged via an advanced appointment with Cardwells Estate Agents Bury on 01617611215 or via email; bury@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. 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 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 and should only be used as such. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request.



**Please note: all viewings are by appointment only through our BURY Office**