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CHESHAM CRESCENT, BURY, BL9 6BX



- Two Bedroomed Terraced
- Lounge with Focal Fireplace
- Fitted Dining Kitchen
- Shower Room
- Loft Boarded For Storage
- Popular Location
- Access to Fairfield Hospital
- Early Viewing Advised



£130,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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 Est. 1982

This two bedroomed terraced property is located in a popular area having a wide range of local amenities and is within minutes of Fairfield Hospital and Bury Town Centre. The accommodation briefly comprises lounge, fitted dining kitchen, two bedrooms and a shower room. Externally the property enjoys low maintenance gardens to both the front and rear. This property is likely to be of interest to investors, first time buyers and downsizers alike and therefore 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:

Lounge 14' 1" x 13' 9" (4.3m x 4.2m) Double glazed door and window to the front elevation. Radiator. Focal fireplace.

Kitchen/Diner 13' 9" x 13' 5" (4.2m x 4.1m) Double glazed window and door to the rear 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 electric hob with oven and extractor. Plumbed for washing machine. Space for fridge and freezer. Tiled floor. Radiator. Central heating boiler. Under stairs storage.

First Floor Landing Loft access with pulldown ladder leading to part boarded roof space.

Bedroom 1 13' 9" x 10' 10" (4.2m x 3.3m) Double glazed window to the front elevation. Radiator.

Bedroom 2 10' 10" x 9' 2" (3.3m x 2.8m) Double glazed window to the rear elevation. Radiator.

Shower Room Double glazed window to the rear elevation. Walk in shower cubicle, vanity sink and close coupled WC. Chrome heated towel rail. Tiled floor. Tiled elevations.

externally The front of the property has a fence enclosed garden area whilst the rear enjoyed a low maintenance paved yard.

Price £130,000

Viewing 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

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

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 shows that the property is not within a Conservation Area.

Flood Risk Cardwells Estate Agents Bury pre marketing research indicates that the property is set within an area regarded as having a Very Low risk of flooding.

Thinking of Selling If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a Mortgage If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bury can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on 01617611215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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"

