



Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**LAKELAND CRESCENT, BURY, BL9 9SF**



- 50% Shared Ownership
- Two Bedrooms
- Conservatory
- Driveway
- Gardens to Front & Rear
- Immaculately Presented
- Close to Transport Links
- Early Viewing Advised



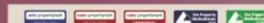
**£125,000 50% SHARE**

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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.



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50% shared ownership. Cardwells estate agents are delighted to bring to market this immaculately presented two bedroom semi detached bungalow. Conveniently located close to local amenities, transport links and just a short drive to Bury Town Centre. This property is eligible to first time buyers, over 55's and anyone who earns less than a combined income of £80,000 per annum. A rental figure of £170pcm for the 50% is payable. This property comprises; entrance hallway, lounge, kitchen, two bedrooms, bathroom and a conservatory. This property offers modern and contemporary accommodation. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

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

**Entrance Hallway** Storage cupboard. Ceiling light point. Underfloor heating.

**Lounge** 14' 5" x 10' 11" (4.4m x 3.32m) UPVC double glazed window. Two ceiling light points. Under floor heating.

**Kitchen** 9' 5" x 5' 5" (2.88m x 1.65m) UPVC double glazed window. A range off wall and base units with stainless steel sink and drainer. Integrated fridge, freezer and washing machine. Ceramic hob, electric oven and extractor hood. Underfloor heating. Wall tiling. Spotlighting.

**Bathroom** 5' 10" x 5' 6" (1.79m x 1.67m) UPVC double glazed window. Tiled walls and tiled floor with under floor heating. Spotlighting. Shower cubicle with overhead shower. Low flush wc. Wash hand basin.

**Bedroom 1** 14' 4" x 6' 6" (4.37m x 1.97m) UPVC double glazed window. Two Ceiling light point. Fitted wardrobes. Under floor heating.

**Bedroom 2** 9' 8" x 7' 9" (2.95m x 2.36m) UPVC double glazed door to conservatory. Underfloor heating. Ceiling light point.

**Conservatory** 15' 5" x 7' 9" (4.7m x 2.37m) UPVC double glazed. Composite door to rear garden. Under floor heating.

**Externally** to the front a landscaped garden with tegula block paved driveway. To the rear two freestanding sheds with power and lighting. Landscaped rear garden with planted borders.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of a 99 years from 15th December 1983 with 56 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

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**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is 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

**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"

