

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
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Independent Estate Agents  
**Cardwells** Est. 1982

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**ROCHDALE OLD ROAD, BURY, BL9 7TE**



- Two bedroom cottage
- No onward chain delay
- In need of updating
- Modern combo boiler
- Close to Fairfield Hospital
- Ideal Buy to Let
- Early viewing advised
- Rear Garden



**Offers in the Region Of £150,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
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 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

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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 bedroom stone cottage. Offered with no onward chain delay this property is conveniently located close to Fairfield Hospital, superb transport links and local amenities this would suit a first time buyer or buy to let investor looking for a project! Comprising; entrance vestibule, lounge, kitchen/diner, two bedrooms and a bathroom. Externally this property boasts a good sized rear garden and patio area. Internal and early viewing is highly advised please contact Cardwells Estate Agents 7 days a week on 0161 761 1215 or email us at [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk).

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

**Entrance vestibule** Ceiling light point. Door to lounge.

**Lounge** 16' 5" x 13' 11" (5m x 4.25m) UPVC double glazed window to front aspect. Radiator. Ceiling light point.

**Kitchen/Diner** 16' 5" x 7' 10" (5m x 2.4m) Hardwood stable door and window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Space for cooker. Plumbed for washer. Wall mounted combination boiler. Stairs to first floor. Radiator. Ceiling light point.

**Bedroom One** 16' 5" x 13' 11" (5m x 4.25m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Fitted wardrobes and over head storage.

**Bedroom Two** 7' 5" x 8' 10" (2.26m x 2.7m) Hardwood window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes

**Bathroom** 6' 6" x 5' 4" (1.97m x 1.63m) Hardwood window to rear aspect. Panelled bath, low flush wc, pedestal wash hand basin. Wall tiling. Radiator. Ceiling light point.

**Externally** There is a patio area and raised lawn to the rear. There is permit parking to the front street.

**Council Tax Band** 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).

**Tenure** Cardwells Estate Agents Bury pre marketing research shows that the property is leasehold enjoying a term of 999 years from 1 May 1926 meaning there are around 899 years remaining. We do not have the annual leasehold charge details at the time of writing, but will update this when we have the information. We encourage all interested parties to seek clarification of the Tenure details via their solicitor.

**Chain Details** We are advised that the property will be sold with early vacant possession, and no further upward chain delay.

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk Information** Cardwells Estate Agents Bury pre-marketing research indicates that the property is in a position which is regarded as having a "very low" risk of flooding

**Thinking of Selling** If you are thinking of Selling a property, perhaps Cardwells Letting Agents 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) 7611215 email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**Viewings** 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).

**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

