



Independent Estate Agents Est. 1982
Cardwells™

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3 BENEDICT CLOSE, SALFORD M7



- Two Bedrooms
- Driveway
- Lovely Rear Garden
- Freehold Tenure!
- Well Presented Throughout
- Close To Manchester City Centre
- Ideal First Time Buy
- Internal Viewings Highly Advised



£210,000

BOLTON

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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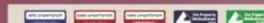
LETTINGS & MANAGEMENT

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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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Cardwells estate agents are delighted to bring to market this superbly presented two bedroom mid terraced home. Situated close to transport links, Manchester Town Centre and an array of local amenities! Freehold in tenure this lovely property comprises; entrance hallway, lounge, dining Kitchen, two double bedrooms and a bathroom. Externally this property boasts a generous front garden and driveway with a lovely enclosed rear landscaped garden. Ideal for first time buyers! 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:

Entrance Hallway Radiator. Ceiling light point. Stairs to first floor.

Lounge 14' 3" x 11' 6" (4.34m x 3.50m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Under stairs storage cupboard.

Dining/ Kitchen 14' 9" x 6' 7" (4.49m x 2.01m) UPVC double glazed window and patio doors to rear aspect. Two ceiling light points. Radiator. A range of wall and base units with stainless steel sink and drainer. Gas hob, electric oven and extractor hood. Plumbed for washing machine. Space for fridge freezer.

Bathroom 6' 8" x 6' 5" (2.03m x 1.95m) UPVC double glazed window to rear aspect. Radiator. Spotlighting. Panelled bath with overhead shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled.

Bedroom 1 12' 6" x 10' 9" (3.81m x 3.27m) UPVC double glazed window to front aspect. Radiator. Ceiling light point. Over stairs storage cupboard.

Bedroom 2 10' 2" x 8' 1" (3.10m x 2.46m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Externally laid to lawn garden to the front with a driveway for multiple cars. To the rear a paved patio area and laid to lawn garden.

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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 City Of Salford and is therefore liable for Salford City Council Tax. The property is A rated which is at an approximate annual cost of £1,635 (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 detached family home 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 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.

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"

