

**HALSALL CLOSE, BURY, BL9 6HN**



- No Onward Chain
- In Need of Modernisation
- Quiet Location
- Driveway & Garage Parking
- Front & Rear Gardens
- Three Bedrooms
- Two Reception Rooms
- Close to Local Amenities



**£225,000**

**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  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**  
 11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@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, R.W.L. Cardwell, & R.W. Thompson.



Total floor area 70.3 sq.m. (757 sq.ft.) approx  
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Offered for sale with no onward chain and located on a quiet estate just off Walmersley Road is this detached family home which is in need of some modernisation. Internally the property comprises a lounge, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. For further information please contact Cardwells Estate Agents Bury 01617611215, email [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visit our website [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

**Vestibule** Ceiling light point, storage cupboard, door leading to the lounge.

**Lounge** 16' 2" x 15' 0" (4.92m x 4.56m) Ceiling, light point, gas, fire, radiator, double glazed window to the front, stairs to first floor.

**Dining Room** 8' 10" x 7' 6" (2.69m x 2.28m) Ceiling light point, radiator, double glazed, sliding patio doors to the rear.

**Kitchen** 8' 10" x 7' 2" (2.69m x 2.19m) Ceiling light point, wall mounted boiler, double glazed window to the rear, fitted wall and base units with extractor fan, integrated gas, hob and oven space for a washing machine and fridge freezer, stainless steel sink with mixer tap and drainer.

**First Floor Landing** Ceiling light point, double glaze window to the side, loft access, storage cupboard.

**Bedroom 1** 13' 7" x 8' 9" (4.15m x 2.66m) Ceiling light point, double glazed window to the front, radiator, mirrored fitted wardrobes.

**Bedroom 2** 11' 5" x 8' 9" (3.49m x 2.66m) Ceiling light point, double glazed window to the rear, radiator, fitted wardrobes.

**Bedroom 3** 7' 1" x 6' 0" (2.17m x 1.82m) Ceiling light point, radiator, double glazed window to the front.

**Bathroom** 5' 11" x 5' 10" (1.80m x 1.78m) Ceiling light point, double glazed window to the rear, radiator, WC, pedestal sink, panelled bath with electric shower over, tiled splashback to the walls.

**Externally** To the front of the property there is a lawn and garden with mature borders surrounding and driveway parking leading to a detached brick built garage. At the rear of the property there is a flagged patio area with lawned garden and borders surrounding with raised flower bed and potting shed.

**Price** £225,000

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 14th January 1986, meaning that there are 960 years remaining. 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 D rated which is at an approximate annual cost of £2,073 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not 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.

**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](mailto:bury@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Thinking of Selling** 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](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.

**Arranging a Mortgage** Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: 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 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"

