

DAISYFIELD COURT, BURY, BL8 2BL



- **Ground Floor Flat**
- **Two Bedrooms**
- **Recently Refurbished**
- **Newly Fitted Kitchen**
- **Newly Fitted Bathroom**
- **Communal Gardens**
- **No Onward Chain**
- **Early Viewing Advised**



£140,000

BOLTON

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BURY

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Cardwells Estate agents are delighted to bring to market this recently refurbished two bedroom GROUND FLOOR flat. Offered with no onward chain delay and situated in a sought after residential location this lovely apartment comprises of; communal entrance, hallway, lounge, two bedrooms and a newly fitted kitchen and bathroom. Externally this property has gated communal gardens and communal parking. Located close to local amenities, transport links and just a short drive to Bury Town Centre. 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:

Communal Entrance Letter boxes and meter cupboards.

Hallway Ceiling light point. Electric radiator. Laminate flooring.

Lounge 19' 4" x 10' 5" (5.9m x 3.17m) UPVC double glazed patio doors and windows to rear aspect. Electric radiator. Ceiling light point. Laminate flooring.

Kitchen 8' 10" x 6' 7" (2.7m x 2.0m) UPVC double glazed window to rear aspect. Electric radiator. Ceiling light point. Newly fitted modern kitchen with stainless steel sink and drainer. Ceramic hob, electric oven and extractor hood. Plumed for washing machine.

Bathroom 7' 3" x 6' 7" (2.2m x 2.0m) Shower cubicle with electric overhead shower. Low flush wc. Pedestal wash hand basin. Spot lighting. Electric radiator. Linen cupboard housing water tank.

Bedroom 1 11' 10" x 9' 1" (3.6m x 2.77m) UPVC double glazed window to rear aspect. Electric radiator. Ceiling light point. Laminate flooring. Fitted wardrobes.

Bedroom 2 11' 10" x 6' 5" (3.6m x 1.95m) UPVC double glazed window to rear aspect. Electric radiator. Ceiling light point. Laminate flooring. Fitted wardrobes.

Externally Communal gated gardens and communal parking.

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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 12 January 1997 meaning that there are 939 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 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 Cardwells Estate Agents Bury 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 01617611215, emailing; bury@cardwells.co.uk or visiting: 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"

