

DUMERS LANE, BURY, BL9 9PE



- Mid Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Potential to Convert Loft Space
- Enclosed Rear Yard
- Ideal FTB/Buy to Let
- Close to Local Amenities
- Internal Viewing Recommended



£180,000

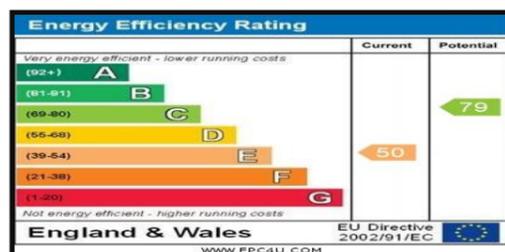
BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: 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.



Cardwells Estate Agents are delighted to bring to market this spacious three bedroom mid terraced home. Offering great sized living accommodation this ideal first time buy comprises of; Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Three Bedroom and a Family Bathroom. Externally this property boasts a garden to the front with an enclosed rear yard. Conveniently located with easy access routes to Bury, Radcliffe and Whitefield this property would suit a first time buyer or buy to let investor! 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:

Vestibule Door leading to hallway.

Hallway Stairs to first floor, wooden flooring. Ceiling light point. Radiator.

Lounge 13' 3" x 11' 5" (4.04m x 3.48m) Wooden flooring, uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Dining Room 14' 3" x 12' 3" (4.34m x 3.73m) Wooden flooring. UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Entrance to kitchen.

Kitchen 10' 5" x 8' 1" (3.17m x 2.46m) Fitted with a range of wall and base units. Stainless steel sink and drainer. Door to rear yard. UPVC double glazed window to side aspect. Radiator. Ceiling light point. Understairs storage.

First Floor Landing

Master bedroom 14' 5" x 13' 3" (4.39m x 4.04m) uPVC double glazed window to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 5" x 8' 9" (2.87m x 2.66m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bedroom 3 10' 5" x 8' 2" (3.17m x 2.49m) uPVC double glazed window to rear aspect. Radiator. Ceiling light point.

Bathroom Three piece suite comprising panelled bath. low flush WC, pedestal wash hand basin. Extractor fan. Ceiling light point. Radiator.

Externally Landscaped garden to the front with an enclosed rear yard.

Price £180,000

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 or visiting: www.Cardwells.co.uk

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 22nd January 1920, meaning that there are 887 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. 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 £1,526 (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.

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.

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 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"

