



# Independent Estate Agents **Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MANCHESTER ROAD, BURY, BL9 9SU**



- Terraced property
- Ground floor WC
- Off road parking to rear
- Two double bedrooms
- Newly Fitted Bathroom
- Quality fitted kitchen
- Ideal for Whitefield, Bury, Metro etc
- Ideal First Time Buy



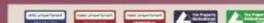
**£200,000**

**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.



A two bedroom traditional style brick built mid terraced property situated in a consistently popular residential area, conveniently placed for easy access to: Whitefield, Bury and Radcliffe and within easy reach of both the motorway and Metrolink transport networks. There is beautiful local countryside near by to explore, and there are fabulous restaurants, coffee shops, salons, and outstanding sporting clubs/facilities near by. The property is well presented throughout and would make an ideal first home. The accommodation on offer briefly comprises: spacious living room, quality fitted kitchen/diner, ground floor guest WC, while to the first floor there is a large master bedroom and double second bedroom and a modern four piece bathroom suite. To the rear there is an enclosed area for private off road parking to the rear. The property benefits from uPVC double glazing, gas combination central heating and importantly, our clients advise us that the property is freehold. This fabulous home has a great deal to offer. A walk-through viewing video is available to watch, and a personal viewing appointment can be arranged by calling; Cardwells Estate Agents Bury on 016 1761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

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

**Living room:** 14' 7" x 14' 7" (4.446m x 4.442m) UPVC double glazed window. Radiator. Laminate flooring. Spotlighting. Feature electric fire and surround.

**Kitchen** 13' 3" x 11' 2" (4.029m x 3.398m) UPVC double glazed window and door. A range of wall and base units with sink and drainer. Integrated fridge freezer, washing machine and dishwasher. Ceramic hob, electric oven and extractor hood. Wall mounted boiler. Radiator. Spotlighting. Laminate flooring.

**Downstairs WC** 0' 0" x 0' 0" (0.00m x 0.00m) Low flush wc. Wash hand basin. Ceiling light point. Partially wall tiled. Tiled flooring.

**Bedroom 1** 11' 4" x 8' 2" (3.46m x 2.50m) UPVC double glazed window. Radiator. Spotlighting.

**Bedroom 2** 10' 2" x 8' 10" (3.097m x 2.685m) UPVC double glazed window. Radiator. Spotlighting.

**Bathroom** 13' 0" x 5' 5" (3.95m x 1.653m) Four piece comprising; panelled bath, low flush wc, wash hand basin and shower cubicle with overhead thermostatic shower. Towel radiator. Smart spotlighting. Wall and floor tiling. Tiled recess for storage.

**Parking** There is an open over vehicle access door to the rear of the property which provides off-road parking to the rear.

**Tenure** We are advised by our clients that the property is freehold, but encourage interested parties to confirm this with their solicitor.

**Viewings** A personal viewing appointment can be arranged by calling; Cardwells Estate Agents Bury on 016 1761 1215, emailing: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting: [www.cardwells.co.uk](http://www.cardwells.co.uk).

**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).

**Thinking of selling** Perhaps we can help with a free, no obligation market appraisal on your property? The property market in Bury and the surrounding areas has changed rapidly recently and an up to date valuation may be a sensible starting point. Please call Cardwells Estate Agents Bury on 01617611215 or fill in the form: <https://www.cardwells.co.uk/get-your-free-valuation/>

**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

**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"