



DEVON STREET, BURY, BL9 9HT



- Mid Terrace
- Two Bedrooms
- Rear Yard
- No Onward Chain
- Two Reception Rooms
- Popular Residential Area
- Early Viewing Advised
- Close To Local Amenities



£150,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Cardwells estate agents are delighted to bring to market this well cared for two bedroom mid terraced. In need of updating, but full of original features, this lovely property comprises; entrance vestibule, hallway, lounge, dining room, kitchen, two double bedrooms and a family bathroom. Externally this property is garden fronted with an enclosed rear yard with the potential to convert to off road parking. This property is offered with no onward chain delay. 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 Vestibule Tiled flooring. Ceiling light point. Door to hallway.

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

Lounge 14' 5" x 11' 1" (4.40m x 3.38m) Hardwood double glazed window to front aspect. Radiator. Ceiling light point. Feature gas fire. Door leading to dining room. Under stairs storage.

Dining Room 14' 7" x 9' 9" (4.44m x 2.97m) Two hardwood double glazed windows to rear aspects. Feature corner gas fire. Radiator. Ceiling light point. Archway leading to kitchen.

Kitchen 11' 9" x 9' 0" (3.59m x 2.74m) Sliding patio doors to rear and hardwood window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Plumbed for washer. Space for cooker and fridge freezer. Ceiling light point. Radiator.

Bathroom 9' 9" x 6' 3" (2.98m x 1.90m) Hardwood double glazed window to rear aspect. Corner panelled bath. Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Radiator. Ceiling light point.

Bedroom 1 13' 4" x 12' 2" (4.07m x 3.71m) Two hardwood double glazed windows to front aspect. Radiator. Ceiling light point.

Bedroom 2 9' 8" x 8' 0" (2.95m x 2.45m) Hardwood double glazed window to rear aspect. Radiator. Ceiling light point.

Externally Garden fronted with and enclosed rear gated yard.

Viewings 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 , 999 years from 24 December 1885 Our clients advise us that leasehold charge is £1.77p per annum. We encourage all interested parties to seek clarification of this from their solicitor.

Council Tax Band 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 indicates that the property is set 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.

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"

