

## FLAT 6, OLD MARKET STREET, MANCHESTER, M9 8QN



- Two Double Bedrooms
- Lift Facility
- Gated Parking
- En-suite
- No Onward Chain
- Close to North Manchester Hosp
- Ideal First Time Buy
- Close to Heaton Park



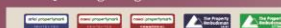
**£125,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



Fivestate 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 first floor two bedroom apartment for sale. Situated close to North Manchester hospital, superb transport links and local amenities, this property would suit a first time buyer! Comprising; communal entrance with lift, hallway, open plan lounge, dining room and kitchen, two bedrooms, en suite and bathroom. Externally the property has secure gated parking and communal gardens. 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** Meter cupboards, letter boxes and lift access.

**Hallway** Laminate flooring. Radiator. Two ceiling light points.

**Open Plan Lounge/Diner/Kitchen** 20' 2" x 15' 9" (6.14m x 4.80m) UPVC double glazed patio doors opening to a Juliet balcony. Three ceiling light point. Two radiators. Laminate flooring. A range of wall and base units with gas hob, electric oven and extractor hood. Stainless steel sink and drainer. Plumbed for washing machine. Space for fridge and freezer.

**Bedroom 1** 12' 7" x 8' 6" (3.83m x 2.59m) Two UPVC double glazed windows to front aspect. Radiator. Ceiling light point.

**En-suite** 6' 4" x 4' 5" (1.93m x 1.35m) Shower cubicle with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Ceiling light point. Radiator.

**Bedroom 2** 9' 9" x 8' 6" (2.97m x 2.59m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bathroom** 8' 1" x 6' 2" (2.46m x 1.88m) Shower cubicle with overhead electric shower. Low flush wc. Pedestal wash hand basin. Partially wall tiled. Ceiling light point. Radiator.

**Externally** Gated and secure parking and communal gardens and bin store.

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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 21st November 2011 meaning that there are 981 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 Manchester and is therefore liable for Manchester Council Tax. The property is A rated which is at an approximate annual cost of £1,455 (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 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"

