



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**INMAN STREET, BURY, BL9 0TP**



- Three Bedrooms
- Two Reception Rooms
- Garage to Rear
- Ideal Family Home
- Well Presented Throughout
- Early Viewing Advised
- No Onward Chain Delay
- Modern Kitchen



**£260,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

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Incorporating: Wright Dickson & Catlow, WDC Estates



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**Cardwells**  
 Est. 1982



Cardwells Estate Agents are delighted to bring to market this sizeable three bedroom bay fronted terraced. Situated just off Manchester Road in Bury, close to local amenities, schools and colleges this ideal family home is beautifully presented throughout. Boasting modern decor, two reception rooms and a garage to rear! Briefly comprising; entrance vestibule, hallway, lounge, dining room, kitchen, three bedrooms and a family bathroom. Externally this property is garden fronted with an enclosed rear yard and garage! Internal and early viewing is highly advised as this property has huge potential to convert into a four bedroom property.

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

**Entrance Vestibule** Composite rock door to front. Laminate flooring. Door to hallway.

**Hallway** Ceiling light point. Radiator. Laminate flooring. Stairs to first floor.

**Lounge** 12' 10" x 12' 6" (3.9m x 3.8m) UPVC double glazed bay window to front. Radiator. Ceiling light point. Laminate flooring. Double doors to dining room.

**Dining Room** 14' 5" x 12' 10" (4.4m x 3.9m) UPVC double glazed patio doors to rear aspect. Spotlighting. Ceiling light point. Laminate flooring. Radiator.

**Kitchen** 15' 1" x 8' 6" (4.6m x 2.6m) UPVC double glazed window to side aspect. Radiator. Spotlighting. A range of wall and base units with stainless steel sink and drainer. Plumbed for washing machine. Space for cooker. Door leading to a garage.

**Garage** 16' 1" x 12' 6" (4.9m x 3.8m) UPVC double glazed window to side aspect. UPVC door to side aspect. Up and over door to rear. Power and lighting.

### **First Floor Landing**

**Bedroom 1** 15' 5" x 9' 6" (4.7m x 2.9m) Two UPVC double glazed windows to front aspect. Two Radiators. Fitted wardrobes. Two ceiling light points.

**Bedroom 2** 13' 9" x 10' 10" (4.2m x 3.3m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point. Fitted wardrobes.

**Bedroom 3** 8' 10" x 5' 7" (2.7m x 1.7m) UPVC double glazed window to rear aspect. Radiator. Ceiling light point.

**Bathroom** 7' 10" x 6' 6" (2.4m x 1.99m) UPVC double glazed window to side aspect. Radiator. Spotlighting. Shower cubicle with overhead thermostatic shower. Low flush wc. Wash hand basin. Partially wall panelled.

**Externally** Gated and block paved garden to the front. To the rear a paved enclosed yard.

**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 12th June 1898, meaning that there are 869 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**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

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (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 the 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"

