

SOUTHFIELD ROAD, RAMSBOTTOM, BL0 9ST



- Sizable Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Extended kitchen
- Requires Some Updating
- Gardens to Front & Rear
- Well Regarded Location
- No Onward Chain Delay



£240,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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This lovely mature semi detached is located in a well regarded area just off Holcombe Road with wide ranging amenities and excellent schooling nearby. It is fair to say that the accommodation requires a little updating, namely decoratively and briefly comprises entrance hall, lounge, dining room, extended kitchen, three bedrooms and a wet room, style bathroom with three piece suite. Externally the property enjoys garden areas to both front and rear with the rear being of a particularly good size. Early viewing this property is highly advised as properties in this location and offering such potential rarely stay on the market for long. 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:

Hall Double glazed door and windows to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Picture Rail.

Lounge 12' 0" x 11' 11" (3.67m x 3.64m) Double glazed bay window to the front elevation. Living flame gas fire in sandstone around. Radiator.

Dining Room 11' 10" x 10' 2" (3.6m x 3.1m) Double glazed window to the rear elevation. Wall mounted gas fire. Radiator.

Kitchen 10' 2" x 6' 7" (3.1m x 2.0m) Double glazed window and door to the rear elevation and double glazed window to the front elevation. Range of base units with complimentary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric cooker. Chrome heated towel rail and heater.

First Floor Landing Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access.

Bedroom 1 12' 2" x 12' 2" (3.7m x 3.7m) Double glazed bay window to the front elevation. Built-in wardrobe. Radiator.

Bedroom 2 Double glazed window to the rear elevation. Built-in wardrobes. Central heating boiler.

Bedroom 3 5' 11" x 5' 11" (1.8m x 1.8m) Double glazed window to the front elevation.

Wet Room Double glazed window to the side elevation. Three piece suite comprising shower with seat, close coupled WC and pedestal wash hand basin.

Externally The front to the property enjoy neat mature gardens with lawn and shrub borders with path leading up to the front door and around the side. The rear of the property has a good sized rear garden with paved patio area, raised lawn with mature shrub borders. Large wooden shed, pedestrian access.

Price £240,000

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 18th March 1936, meaning that there are 911 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 Bury and is therefore liable for Bury Council Tax. The property is C rated which is at an approximate annual cost of £1,842 (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.

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"

