


EPC



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Incorporating: Wright Dickson & Catlow, WDC Estates

POLE COURT, BURY, BL9 8QD



- Ground Floor Flat
 - One Bedroom
 - Very Well Presented
 - Upgraded Heating
- Parking and Garage
 - Communal Gardens
 - No Onward Chain
 - Early Viewing Advised



£67,500

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This **ONE BEDROOM GROUND FLOOR** flat is located on the popular Pole Lane Court with its lovely communal gardens and easy access to the local amenities and transport links. The accommodation is very well presented, has upgraded heating and briefly comprises; hall, lounge / dining room, fitted kitchen, bedroom and a shower room with three piece suite. Externally the property has communal gardens, parking and a garage en bloc. Early viewing is advised and can be arranged through Cardwells.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Door into hall, laminate flooring, intercom, storage cupboard.

Bedroom: 12' 1" x 8' 11" (3.69m x 2.72m) Double glazed window to front, electric heater, laminate flooring.

Lounge: 16' 7" x 11' 9" (5.06m x 3.59m) Double glazed window to front, electric heater, laminate flooring.

Kitchen: 8' 7" x 6' 8" (2.61m x 2.02m) Double glazed window to front, base and wall cabinets, work surfaces, sink and drainer, electric cooker, space or fridge freezer, plumbing for automatic washing machine, tiled floor and elevations.

Shower: 6' 8" x 5' 4" internal room (2.02m x 1.63m) Shower enclosure, low level w.c, vanity sink, laminate floor, tiled elevations with airing cupboard.

Note: This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. A part of a deceased estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. Please note any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, 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 and should be used as such by any interested party.



Hall



Kitchen



Lounge/Dining



Bedroom



Bedroom



Entrance



Garage

Please note: all viewings are by appointment only through our WHITEFIELD Office