



Independent Estate Agents

Cardwells

Est. 1982

www.cardwells.co.uk

HUNTLEY MOUNT ROAD, BURY, BL9 6JA



- Two Bedroomed Terraced
- Two Reception Rooms
- Fitted Kitchen
- Partially Renovated
- Scope to add Own Style
- Popular Location
- Deceptively Spacious
- Early Viewing Advised



OIRO £150,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate 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.

This is a house of two halves. The current owner is partway through renovating the property and, having started at the top and is working his way down, the first floor is nicely presented with modern bathroom suite and oak fitted doors whilst the ground floor requires some completing having had the initial, preparation work started. The seller is looking for single level living now and has decided to place the property onto the market as it stands and allow buyers to add their own style and taste. The deceptively spacious accommodation briefly comprises entrance vestibule, lounge, separate dining room with kitchen fitted kitchen. To the first floor there are two bedrooms and a modern four piece bathroom. Externally, the property is located in a well regarded area appealing to both owner occupiers and investors alike and is on the fringe of Bury Town centre heading out towards Fairfield hospital. Directly opposite the property is an attractive park area. 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:

Vestibule Double glazed door to the front elevation leading into the vestibule. Glazed door leading into the lounge.

Lounge 14' 10" x 11' 10" (4.53m x 3.60m) Double glazed window to the front elevation. Living flame gas fire in stone surround. Radiator. Stairs lead off to the first floor landing.

Dining Room 14' 11" x 12' 4" (4.55m x 3.76m) Double glazed French doors to the rear elevation. Living flame gas fire. Radiator. Under stairs area. Opens onto the kitchen.

Kitchen 14' 9" x 7' 3" (4.5m x 2.2m) Double glazed window and door to the side elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Gas cooker. Plumbed for washing machine. Space for fridge freezer.

First Floor Landing

Bedroom 1 15' 1" x 11' 11" (4.61m x 3.62m) Two double glazed windows to the front elevation. Radiator.

Bedroom 2 12' 8" x 6' 8" (3.87m x 2.02m) Double glazed window to the rear elevation. Built in wardrobes.

Bathroom 9' 11" x 7' 11" (3.03m x 2.42m) Double glazed window to the rear elevation. Four piece suite comprising bath, shower cubicle, close coupled WC and floating vanity sink unit. Laminate floor. Tiled elevations.

Externally The property enjoys a garden area to the front with Parkland views whilst the rear has a paved courtyard with brick outhouse.

Price OIRO £150,000

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

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 1st April 1909 meaning that there are 884 years remaining. Our clients advise us that leasehold charge is £2.00 per annum. 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 A rated which is at an approximate annual cost of £1,526 (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.

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"

