



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

BELBECK STREET, BURY. BL8 2PX



- Two Bedrooms
- Attic Room
- Rear Garden
- Gas Central Heated
- In Need of Updating
- Early Viewing Advised
- Popular Residential Location
- Close to Local Amenities



£150,000

Independent Estate Agents
Cardwells
 Est. 1982

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 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.



Cardwells estate agents are pleased to bring to market this two bedroom mid terraced home. In need of updating throughout this property has huge potential! Offered with no onward chain and boasting an attic room this property comprises; entrance vestibule, lounge, kitchen/diner, two bedrooms, bathroom and an attic room. Externally this property is garden fronted with an enclosed rear yard. Early viewing is advised as this property would suit a first time buyer looking for a project! 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:

Entrance Vestibule Door to Lounge

Lounge 15' 1" x 14' 1" (4.59m x 4.29m) UPVC double glazed window to front aspect. Ceiling light point. Radiator. Gas fire and feature surround. Door to kitchen.

Kitchen/Diner UPVC double glazed door to rear garden. Hardwood double glazed window to rear aspect. A range of wall and base units with stainless steel sink and drainer. Space for washing machine, dishwasher, cooker and fridge freezer. Tiles flooring. Radiator.

First Floor Landing

Bedroom 1 14' 1" x 12' 2" (4.29m x 3.71m) Hardwood double glazed window to front aspect. Radiator. Three ceiling light points.

Bedroom 2 9' 2" x 8' 10" (2.79m x 2.69m) UPVC double glazed window to rear aspect. Ceiling light point.

Attic Room Ceiling light point.

Bathroom Panelled bath. Low flush wc. Pipework for a wash hand basin. Hardwood double glazed window to rear aspect. Ceiling light point.

Externally Garden fronted with an enclosed rear garden.

price £150,000

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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 2nd November 1874, meaning that there are 848 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 property 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

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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"

