



Independent Estate Agents
Cardwells
 www.cardwells.co.uk

VANGUARD CLOSE, BURY, BL8 1NF



- Two bedrooms
- First floor
- Allocated parking
- No onward chain
- Ideal first time buy
- Close to Bury town centre
- Internal viewing advised
- Popular residential area



£119,999

Independent Estate Agents
Cardwells
 Est. 1982

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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.



Cardwells estate agents are delighted to bring to market this two bedroom first floor apartment in Bury. Situated close to local amenities, shops, transport networks and just a short drive to Bury town centre this property is offered with no onward chain and comprises; entrance hallway, lounge, kitchen, bathroom and two bedrooms. This would make an ideal first time buy or buy to let and early viewing is highly advised. 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 Hallway Laminate flooring. Electric radiator. Two ceiling light points. Storage cupboard housing water tank.

Lounge 14' 5" x 11' 6" (4.39m x 3.50m) UPVC double glazed window to front aspect. Electric radiator. Laminate flooring. Two ceiling light points.

Kitchen 9' 10" x 7' 3" (2.99m x 2.21m) A range of wall and base units with stainless steel sink and drainer. Electric hob, oven and extractor hood. Plumbed for washing machine. Space for fridge freezer. Electric radiator. Ceiling light point. UPVC double glazed window to rear aspect.

Bathroom 7' 3" x 5' 11" (2.21m x 1.80m) Panelled bath. Low flush wc. Wall hung wash hand basin. Towel radiator. UPVC double glazed window to rear aspect. Extractor fan

Bedroom 1 11' 6" x 10' 2" (3.50m x 3.10m) UPVC double glazed window to front aspect. Electric Radiator. Laminate flooring. Ceiling light point.

Bedroom 2 11' 2" x 8' 10" (3.40m x 2.69m) UPVC double glazed window to rear aspect. Electric radiator. Laminate flooring. Ceiling light point.

Externally Allocated parking and communal gardens.

Price £119,995

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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 7th October 2007, meaning that there are 978 years remaining. Our clients advise us that leasehold charge is £200.00 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 this 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"

