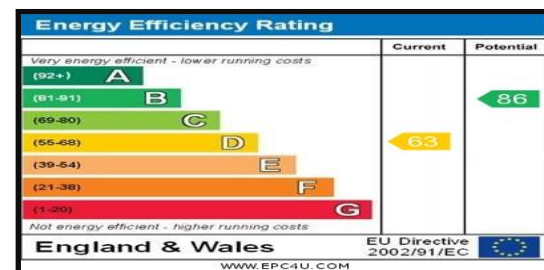




Total floor area 86.0 sq.m. (926 sq.ft.) approx.
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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FIR STREET, BURY, BL9 7QG



- Recently Modernised Terraced
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen Extension
- Gardens to Front & Rear
- Modern Bathroom
- Recently Remodelled
- Early Viewing Strongly Advised



£165,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This lovely and spacious property has been significantly upgraded over the past couple of years with work to include new windows, new plastering upstairs, central heating, boiler and radiators, recent kitchen, recent bathroom, new roof and loft insulation to name but a few. The accommodation has been extended and thoughtfully redesigned to create a comfortable three bedroomed two reception roomed family home and requires viewing to fully appreciate the size and standard of the accommodation on offer. Early viewing is advised as this is a consistently popular area and viewings can be arranged via our 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 Composite door to the front elevation leading into the vestibule. Door leading into the lounge.

Lounge 14' 5" x 14' 1" (4.4m x 4.3m) Double glazed window to the front elevation. Stairs lead off to the first floor landing. Radiator.

Dining Room 14' 1" x 10' 5" (4.3m x 3.17m) Window to the rear overlooking the kitchen. Radiator.

Kitchen 14' 1" x 9' 0" (4.3m x 2.74m) Skylight window. Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. "Rangemaster" cooking range with five gas burners. Plumbed for washing machine. Space for fridge freezer. Central heating boiler.

First Floor Landing Radiator.

Bedroom 1 14' 1" x 6' 11" (4.3m x 2.1m) Double glazed window to the front elevation. Radiator. Currently accessed through the bathroom, it is an easy conversion to add a partition stud wall to separate the access.

Bedroom 2 14' 1" x 6' 11" (4.3m x 2.1m) Double glazed window to the rear elevation. Radiator.

Bedroom 3 8' 10" x 7' 7" (2.7m x 2.3m) Double glazed window to the rear elevation. Radiator.

Bathroom Double glazed window to the Rear elevation. Modern bathroom suite comprising Jacuzzi bath with drench head shower over, vanity sink unit and dual flush WC. Chrome heated towel rail. Tiled floor. Tiled elevations.

Externally The property has gardens to both front and rear with the rear having paved courtyard and pedestrian access.

Price £165,000

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 24th December 1872, meaning that there are 849 years remaining. Our clients advise us that leasehold charge is £1.75 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 £1,382 (at the time of writing).

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is set 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

contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

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

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"

