

Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

BERYL AVENUE, BURY, BL8 3NF



- Deceptively Spacious Property
- 2 Reception Rooms & Home Office
- Shower Room & Ensuite
- Accomodation over 3 Floors
- 2 Double Bedrooms & Loft Room
- Picturesque Tottington Village
- Internal Viewing Recommended
- No Onward Chain



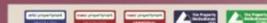
£240,000

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.

Independent Estate Agents
Cardwells Est. 1982



This deceptively spacious and very well presented property is located within the highly sought after and picturesque village of Tottington. The accommodation has been thoughtfully remodelled and is set over three floors, it is also offered for sale with the benefit of no onward chain. Entering the property via the front door to a cosy warm lounge which flows straight through to a large dining room which is open onto the kitchen. To the first floor there are two double bedrooms and a shower room plus a study which has stairs leading to the loft room, currently used as a bedroom. From the loft room there is an en-suite bathroom which has a three piece suit including a wc, sink and a corner bath. To the front of the property there is a block paved driveway providing space for parking and to the rear there is a low maintenance flagged garden with borders, perfect for enjoying those late evenings. For further information contact Cardwells Estate Agents Bury 01617611215 or alternatively email ourselves bury@cardwells.co.uk or visit our website www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 14' 2" x 11' 11" (4.31m x 3.63m) Ceiling light point, radiator, feature fire place, double glazed window to the front, laminate effect flooring, under stairs storage.

Dining Room 14' 2" x 13' 7" (4.31m x 4.15m) Ceiling light point, radiator, double glazed window to the rear, laminate effect flooring, archway to the kitchen

Kitchen 8' 6" x 7' 0" (2.58m x 2.13m) Ceiling light point, double glazed window to the rear, door to the side, wall mounted boiler, range of fitted wall and base units with extractor fan, electric hob and oven, integrated fridge/freezer, stainless steel sink with mixer tap, tiled floor.

First Floor Landing Ceiling light point,

Bedroom 1 11' 11" x 8' 8" (3.64m x 2.63m) Ceiling light point, radiator, double glazed window to the front, fitted wardrobes, laminate flooring.

Bedroom 2 10' 7" x 8' 8" (3.22m x 2.63m) Ceiling light point, double glazed window to the rear, fitted wardrobes, radiator.

Bathroom 7' 6" x 5' 1" (2.28m x 1.56m) Wall lamp, vanity unit with inset sink, wc, walk in shower cubicle, ladder radiator, tiled splashback to the walls.

Office 11' 11" x 5' 7" (3.64m x 1.70m) Ceiling light point, double glazed window to the front, radiator, fitted desk and shelving units, stairs leading to the loft room.

Loft Room 16' 1" x 12' 11" (4.90m x 3.94m) Currently being used as a double bedroom with fitted wardrobes, radiator, skylights and a door leading to the en-suite.

En-suite 8' 6" x 4' 4" (2.59m x 1.33m) Wall lamps, extractor fan, ladder radiator, wc, vanity unit with inset sink, corner bath with mixer tap and shower, tiled splashback to the walls.

Externally To the front of the property there is a block paved driveway providing space for parking and to the rear there is a low maintenance flagged garden with borders, perfect for enjoying those late evenings.

Price £240,000

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 1st April 1925, meaning that there are 900 years remaining. Our clients advise us that leasehold charge is £4.00 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 B rated which is at an approximate annual cost of £1,612 (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 at "Very Low" risk.

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

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"

