



DAISYFIELD COURT, BURY, BL8 2BL



- Top Floor Apartment
- Two Good Size Bedrooms
- Residential & Visitors Parking
- Well Maintained Gardens
- Spacious Lounge/Diner
- Close to Local Amenities
- Quiet & Secluded Position
- Secure Intercom System & CCTV



OIRO £115,000

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
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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.



Offered for sale with no onward chain and located within a quiet and secluded position just off Bolton Road. The apartment on offer in a third floor two bedroom apartment which is presented to a good standard. Internally the accommodation comprises a spacious lounge/dining room with a bay window overlooking the communal gardens, fitted kitchen incorporating an extractor fan, electric hob and space for appliances, modern shower room and two good size bedrooms. Externally the property benefits from having a secure intercom system with cctv and has well maintained communal gardens to the front and the rear. There is also residents parking and separate visitors parking spaces located at either side of the apartments. For further information and to arrange a viewing contact Cardwells Estate Agents Bury 01617611215 email bury@cardwells.co.uk or visit cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway Downlights, storage cupboard, electric heater.

Lounge/Diner 16' 5" x 14' 11" (5.00m x 4.54m) Ceiling light point, double glazed bay window overlooking the gardens to the rear, electric heater.

Kitchen 8' 11" x 6' 7" (2.71m x 2.01m) Ceiling light point, double glazed window to the rear, Range of fitted wall and base units with extractor fan, electric hob and electric oven, space for a washing machine, slimline dishwasher, fridge/freezer, one and a quarter stainless steel sink with mixer tap and drainer, tiled floor with splashback to the walls.

Bathroom 7' 2" x 6' 6" (2.19m x 1.99m) Ceiling light point, wc, pedestal sink, walk in shower cubicle, tiled floor and walls, double glazed window to the side.

Bedroom 1 11' 9" x 8' 11" (3.58m x 2.72m) Ceiling light point, double glazed window to the rear.

Bedroom 2 11' 10" x 6' 6" (3.60m x 1.98m) Ceiling light point, double glazed window to the rear.

Externally To the rear of the property there are communal gardens with residents parking and separate visitors parking spaces.

Price OIRO £115,000

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 25th January 1978, meaning that there are 941 years remaining. Our clients advise us that leasehold charge is £25.00 per annum. We encourage all interested parties to seek clarification of this from their solicitor.

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"

