



Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**WASH TERRACE, BURY, BL8 1TY**



- Two Bedrooms
- Loft Room
- Basement
- Modern Bathroom
- Beautifully Presented
- Offered with No Onward Chain
- Internal Viewing Advised
- Spacious Accommodation



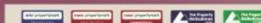
**£220,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are delighted to bring to market this stunning two bedroom mid terrace home. Situated on a gorgeous little street off Tottington Road this lovely home boasts great sized accommodation over four floors and is offered for sale with no onward chain! Ideal for first time buyers or even a growing family this property is certainly 'move in ready!' Close proximity local amenities and schools, this property has easily accessible transport routes to Bury, Bolton and Ramsbottom as well as the M66. Also within walking distance of Tottington Lines, which is fantastic for dog walking and lovely walks as far as Holcombe Hill! Briefly comprising, lounge, kitchen/ Diner and utility room with stairs leading to a basement room with great head height that could be used as a home office or entertainment space. To the first floor there are two bedrooms and a modern bathroom with a spiral staircase to a versatile and spacious loft room! Externally this property is garden fronted with a communal rear yard with communal mutually agreed parking to the front for two cars. 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](http://www.Cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Lounge** 14' 1" x 11' 8" (4.29m x 3.55m) uPVC double glazed window to front aspect. Feature fire and surround, radiator. Spotlighting. Stairs to first floor.

**Kitchen/Diner** 14' 0" x 8' 0" (4.26m x 2.44m) A range of wall and base units with complementing work surfaces and tiles splashback. Stainless steel sink and drainer. Gas hob, electric oven and extractor hood. uPVC double glazed window to rear access. Spotlighting. Radiator. Door to basement. Door to utility room.

**Utility room** 8' 9" x 6' 2" (2.66m x 1.88m) Base units, plumbed for washer and dryer. Composite door to rear aspect. Wall mounted boiler. Radiator. Spotlighting.

**Basement** 13' 8" x 11' 4" (4.16m x 3.45m) uPVC double glazed window to rear aspect. Storage under stairs. Spotlighting. Radiator. Feature fire place.

#### **First Floor Landing**

**Bedroom 1** 13' 1" x 11' 4" (3.98m x 3.45m) uPVC double glazed window to front aspect. Radiator. Spotlighting. Two storage cupboards.

**Bedroom 2** 8' 8" x 6' 7" (2.64m x 2.01m) uPVC double glazed window to rear aspect. Radiator. Spotlighting.

**Bathroom** 8' 9" x 7' 2" (2.66m x 2.18m) Panelled bath with overhead shower. Low flush wc. Wash hand basin with unit under. Chrome effect towel radiator. uPVC double glazed window to rear aspect. Spotlighting.

**Loft Room** 13' 1" x 8' 8" (3.98m x 2.64m) Two velum windows to rear aspect. Spotlighting. Radiator. Storage either side in the eaves.

**Externally** Garden fronted with a communal rear yard.

**Price** £220,000

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**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. 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 £1,780 (at the time of writing).

**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"

