



Independent Estate Agents
Cardwells Est. 1982

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21 ELTERWATER CLOSE, BURY, GREATER MANCHESTER BL8 1UW



- Stylish Semi Detached Property
- Two Double Bedrooms
- Fitted Kitchen Diner
- Three Piece Bathroom
- Driveway Parking
- Gardens to Front & Rear
- Garden Room/Office
- Viewing Highly Recommended



£230,000

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This lovely two bedroom semidetached property is very well presented and located on a cul-de-sac of similar styles properties. This particular property benefits from having a converted garage providing storage to the front and a very useful garden room/office area for those wanting to work from home. The garden are well maintained and of a good size Available with no onward chain delays, this property requires early viewing to fully appreciate the accommodation offer which currently comprises hallway, lounge, fitted dining kitchen, two double bedrooms and the family bathroom. 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:

Hallway 4' 3" x 3' 11" (1.3m x 1.2m) Double glazed door to the front elevation. Laminate floor. Radiator. Stairs lead off to the first floor landing.

Lounge 15' 1" x 9' 6" (4.6m x 2.9m) Double glazed window to the front elevation. Laminate floor. Electric fire. Radiator.

Kitchen/Diner 13' 1" x 9' 6" (4.0m x 2.9m) Double glazed window and door to the rear elevation. Range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Four burner gas hob with electric oven. Plumbed for dishwasher. Laminate floor. Radiator. Under stairs storage.

First Floor Landing Stairs lead off the hall to the first floor landing. Loft access.

Bedroom 1 13' 1" x 8' 10" (4.0m x 2.7m) Two double glazed windows to the front elevation. Over stairs store. Laminate floor. Radiator.

Bedroom 2 13' 1" x 9' 6" (4.0m x 2.9m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Bathroom 6' 7" x 6' 3" (2.0m x 1.9m) Double glazed window to the side elevation. Three piece suite comprising vanity sink, WC and bath with shower and screen over. Part tiled elevations. Chrome heated towel rail. Tiled floors.

Externally The front of the property has a mature garden with shrubs and driveway parking to the side. The rear has a stone patio leading to raised lawn with decked seating area and leads past the former garage, which has been converted into storage at the front with useful garden room/office to the rear.

Price £230,000

Tenure The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 998 year term which started on 21st May 1987, meaning that there are 947 years remaining. 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).

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.

Thinking of Selling 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"

