



Independent Estate Agents
Cardwells Est. 1982

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SUTHERLAND STREET, ECCLES, M30 8BR



- Period terraced property
- Two bedrooms
- Two reception rooms
- Fitted kitchen
- Five piece bathroom suite
- Close to Winton Park
- Excellent location
- Early viewing required



£222,500

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Incorporating: Wright Dickson & Catlow, WDC Estates

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This delightful period mid terrace property requires viewing to fully appreciate and is located in the sought-after area of Eccles. Situated nearby Winton Park there are an abundance of amenities and green spaces to explore right on your doorstep not to mention being close to the other popular Monton Village and excellent motorway access. The accommodation has a lovely feel about it and is surprisingly spacious. Currently comprising entrance hallway, open lounge come dining room which could be separated off into two separate rooms if desired, fitted kitchen, two bedrooms and five piece bathroom. Externally, the property enjoys garden areas to front and rear with the rear having a paved patio area which is suitable for off-road parking plus an outdoor WC and good size storage shed with power and lighting. Early viewing of this property is advised and can be arranged by contacting Cardwells estate agents 0161 7943434, mail@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 15' 9" x 2' 7" (4.8m x 0.8m) Double glazed door to the front elevation leading into the hall. Stairs lead off to the first floor landing. Radiator. Alarm panel.

Lounge: 11' 11" x 10' 2" (3.62m x 3.1m) Double glazed window to the front elevation. Electric fire in marble surround. Radiator. Opens onto the dining room.

Dining room: 13' 9" x 10' 8" (4.2m x 3.25m) Double glazed window to the rear elevation. Radiator. Door leading to the kitchen.

Kitchen: 8' 10" x 7' 4" (2.68m x 2.24m) Door and double glazed window to the side elevation. Range of base units with complementary works surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric cooker. Plumbed for washing machine. Space for fridge freezer. Tiled elevations.

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

Bedroom 1: 13' 5" x 11' 10" (4.1m x 3.6m) Two double glazed windows to the front elevation. Radiator.

Bedroom 2: 14' 1" x 8' 6" (4.3m x 2.6m) Double glazed window to the rear elevation. Radiator. Central heating boiler.

Bathroom: 8' 6" x 7' 3" (2.6m x 2.2m) Double glazed window to the rear elevation. Five piece suite comprising corner shower, bath, bidet, WC and vanity sink unit. Tiled elevations. Chrome heated towel rail.

Externally: Externally, the front of the property has a low maintenance garden whilst the rear has a flagged patio suitable for parking. There is an outbuilding with WC plus shed with power and lighting.

Viewings: All viewings are by advance appointment with Cardwells estate agents Worsley, 0161 7943434, mail@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents research shows the property is Freehold.

Council tax: Cardwells estate agents research shows the property is band A £1550 per annum

Flood risk information: Cardwells estate agents research shows there is no flood risk.

Conservation area: Cardwells estate agents research shows the property is not in a conservation area.

Thinking of selling or letting: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton 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 (01204) 381281, email: bolton@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 Bolton on (01204) 381281, emailing: bolton@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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP).

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