



Independent Estate Agents
Cardwells Est. 1982

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SHIEL STREET, WORSLEY, M28 3LD



- 3 bedroom house
- No upward chain involved
- Cul de sac position
- Some updating required
- Close to Walkden centre & train station
- Ideal first time home
- Driveway & garden
- Viewing recommended



£170,000

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 E: bolton@cardwells.co.uk

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this three bedroom end of terrace house. Situated in a very popular and convenient cul de sac position. The property has the advantage of 'no upward chain involved' and requires some modernisation. This would make an ideal first time purchase or perhaps as a buy to let investment. The property is within walking distance of Walkden Centre which has an array of good shops, cafés and food outlets. Walkden train station is also close by, along with the motorway network. The accommodation briefly comprises entrance hall, lounge and a kitchen dining room. Upstairs there are three bedrooms and a bathroom. Outside there is a gated block paved driveway which provides off-street parking and an enclosed rear garden. Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door leading to:

Entrance Hall: Staircase leading to the landing.

Lounge: 12' 7" x 14' 10" (3.83m x 4.52m) UPVC double glazed window front aspect, fireplace with a stone flagged hearth and a wooden mantle surround, wall mounted electric heater.

Kitchen Dining Room: 13' 9" x 18' 0" (4.19m x 5.48m) UPVC double glazed French doors and window to rear garden aspect, fitted wall and base units with worktop surfaces and tiled splashback, inset stainless steel sink unit with mixer tap, built-in oven and grill, inset electric hob, integrated fridge freezer, space for a washing machine, spotlights to the ceiling.

Landing: UPVC frosted double glazed window to the side aspect, access to the loft, doors lead to:

Bedroom One: 10' 9" x 11' 0" (3.27m x 3.35m) UPVC double glazed window to the front aspect, wall mounted electric heater.

Bedroom Two: 9' 0" x 11' 0" (2.74m x 3.35m) UPVC double glazed window to the rear aspect, wall mounted electric heater.

Bedroom Three: 7' 10" x 6' 7" (2.39m x 2.01m) UPVC double glazed window to the front aspect, wall mounted electric heater.

Bathroom: 5' 7" x 6' 5" (1.70m x 1.95m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with mixer tap and a shower unit above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, spotlights to the ceiling.

Outside: Metal gates give access to a block paved driveway. There is an enclosed garden which is mainly block paved.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £1808

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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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. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

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

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