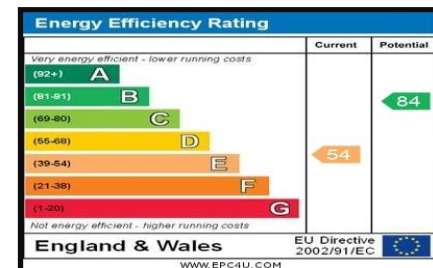




This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



UGANDA STREET, MORRIS GREEN, BL3 3JX



- No onward chain, Online Auction
- In need of modernisation
- Three bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- Kitchen extension
- Morris Green



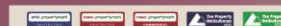
Guide Price £95,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale via auction Pugh & Co Located within the always popular area of Morris Green and for sale with ONWARD CHAIN is this garden fronted mid terraced property. The property does require modernisation and the accommodation comprises a vestibule, lounge, dining room and kitchen to the ground floor with three bedrooms and a bathroom to the first floor. Externally there is gated access to a low maintenance front garden to the front. At the rear of the property there is a low maintenance enclosed yard with roller shutter garage door potentially providing off-road parking. For further information and to arrange a viewing contact Cardwell's Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door leading into the lounge.

Lounge: 14' 2" x 14' 0" (4.33m x 4.26m) Ceiling light point, double glazed window to the front, radiators, gas fire.

Dining Room: 14' 1" x 12' 6" (4.28m x 3.81m) Ceiling light point, door glazed window to rear, radiator.

Kitchen: 10' 0" x 7' 1" (3.06m x 2.17m) Ceiling light point, double glazed window to the side, door to the side, range of fitted wall and base units with stainless steel sink with mixer tap and drainer, space for a washing machine, gas cooker, dryer and fridge freezer.

Landing: Ceiling light point, loft access.

Bedroom One: 14' 2" x 11' 10" (4.33m x 3.60m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom Two: 9' 5" x 7' 0" (2.86m x 2.14m) Ceiling light point, double glazed window to the rear, radiator.

Bedroom Three: 9' 5" x 6' 11" (2.86m x 2.12m) Ceiling light point, radiator, double glazed window to the rear.

Bathroom: 8' 11" x 4' 2" (2.73m x 1.28m) Ceiling light point, radiator, extractor fan, three piece suite incorporating a WC, pedestal sink, panel bath with mixer tap, tiled splashback to the walls.

Externally: To the front of the property, there is gated access to a low maintenance front garden and to the rear of the property There is a low maintenance enclosed yard with roller shutter garage door potentially providing off-road parking.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1432

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.

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

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

