



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		89
B	(81-91)		
C	(69-80)	77	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epca.gov.uk			

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SAPLING ROAD, MORRIS GREEN, BL3 3QG



- 3 bed mid terrace/ideal investment
- Vestibule/lounge/dining kitchen
- Landing/3 beds/family bathroom
- Close to excellent amenities
- Requires modernisation/upgrade to taste
- Local nurseries/schools all close by
- Warmed by gas C.H/uPVC D.G
- Open aspects to the rear



£135,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
 T: 0161 761 1215
 E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



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An ideal investment opportunity to purchase this 3 bedroom mid terrace property on Sapling Road with the added advantage of no upward chain and vacant possession. Situated in the ever popular Morris Green area and as such being ideally situated for the areas highly regarded local amenities, nurseries, schools and transport links. Offering scope to upgrade and briefly comprising: Entrance vestibule, lounge, dining kitchen, landing, three bedrooms and a family bathroom. To the outside is a small front garden behind a low palisade and there is a large enclosed rear yard. Viewings can easily be arranged by ringing Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your appointment.

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ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Vestibule: 3' 5" x 3' 0" (1.04m x 0.91m) Timber door giving access to.

Lounge: 14' 6" x 14' 7" (4.42m x 4.44m) Feature fireplace and surround on a marble effect plinth, uPVC double glazed bay window, wall mounted radiator.

Dining kitchen: 14' 2" x 14' 7" (4.31m x 4.44m) Basic fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, worktops, space for white goods, wall mounted gas combination boiler, uPVC door giving access to the rear, turning staircase to the first floor, uPVC double glazed window.

Bedroom 1: 9' 10" x 8' 10" (2.99m x 2.69m) uPVC double glazed window, wall mounted radiator.

Bedroom 2: 10' 6" x 9' 6" (3.20m x 2.89m) uPVC double glazed window, wall mounted radiator.

Bedroom 3: 12' 10" x 5' 5" (3.91m x 1.65m) uPVC double glazed window, built in storage, wall mounted radiator.

Bathroom: 7' 7" x 4' 8" (2.31m x 1.42m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower, frosted uPVC double glazed window, wall mounted radiator.

Outside: To the outside is a small front garden behind a low brick wall and there is a good size enclosed rear yard

Viewings: Please call Cardwells estate agents Bolton to arrange viewings 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 995 years from 1 May 1938

Council tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1427.00 per annum.

Plot size: Cardwells Estate Agents Bolton research shows the plot size is approximately 78 m²

Flood risk information: 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.

Thinking of selling or letting in Bolton: 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).

