



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

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FAIR STREET, MORRIS GREEN, BL3 3JY



- No onward chain
- Two bedrooms
- Two reception rooms
- Gas central heating
- Double glazing
- Close to local amenities and schools
- Well presented
- Viewings highly recommended



Offers Over £140,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this well presented garden fronted mid terraced property located within the sought after area of Morris Green. Early viewings are highly recommended! The property is situated close to many local amenities, schools and close to commuter routes. Internally the property comprises a lounge, dining room and a kitchen to the ground floor with two good sized bedrooms and a three piece bathroom to the first floor. Externally the property is garden fronted and has a good sized flagged yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Door into the lounge.

Lounge: 14' 3" x 13' 0" (4.35m x 3.96m) Ceiling light point, wall lamps, electric fire and surround, double glazed window to the front, radiator.

Dining room: 13' 0" x 12' 2" (3.95m x 3.72m) Ceiling light point, radiator, double glazed window to the rear.

Kitchen: 9' 11" x 7' 1" (3.02m x 2.17m) Double glazed window to the rear and a door to the side, range of fitted wall and base units with integrated gas hob and electric oven, one and a quarter sink with mixer tap and drainer, space for a washing machine and fridge/freezer, ceiling light point.

Landing: Ceiling light point.

Bedroom 1: 13' 0" x 11' 0" (3.97m x 3.36m) Radiator, double glazed window to the front, ceiling light point.

Bedroom 2: 9' 5" x 7' 10" (2.87m x 2.39m) Double glazed window to the rear, radiator, ceiling light point.

Bathroom: 12' 2" x 4' 10" (3.71m x 1.48m) Radiator, double glazed window to the rear, wall mounted boiler, three piece suite incorporating a WC, vanity unit with inset wash hand basin, panel bath with shower above, tiled splashback to the walls, ceiling light point.

Externally: To the front of the property there is a low maintenance flagged garden with a good sized flagged yard with gate to the rear.

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 Leasehold 999 years from 1 June 1907.

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

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