



Independent Estate Agents
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NORMANBY STREET, MORRIS GREEN, BL3 3QR



- Traditional style two bedroom terrace
- Neighbouring homes have notably extended
- Two good bedrooms & wet/shower room
- Ideal to update/refurb to taste & specification
- Lounge, kitchen/diner, enclosed rear garden
- Modern gas combi C.H, double glazing
- Sold with no upward chain delay
- Potential to extend subject to approval



£135,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A two bedroom mid terrace traditional style property offered for sale with early vacant possession and no further upward chain delay. Other similar properties in the local area have been extended either to the rear or perhaps into the loft space with the addition of a dormer to the rear, so perhaps, subject to planning permission, there is potential for this property to be extended as well. It is fair to point out that an element of upgrading and refurbishment work is required, so this may be an ideal opportunity to improve and update a property to your own tastes and specifications. The accommodation on offer briefly comprises: entrance vestibule, living room, kitchen/diner, first floor landing, two bedrooms and a bathroom. There is a neat front garden set behind a low-level wall and a fully enclosed rear garden with a brick out building. The property benefits from the glazing and a gas combination central heating boiler and to reiterate is available with no further upward chain delay. There is a great deal to admire and in the first instance there is a walk through viewing video available to watch, then 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:

Entrance vestibule: 3' 3" x 2' 10" (0.99m x 0.86m) Feature stained glass entrance door with stained glass number to the double glazed window above, built-in meter cupboard.

Living room: 16' 1" x 13' 6" (4.891m x 4.108m) Measured at maximum points into the uPVC bay window. Feature fireplace with inset living flame gas fire, large radiator, uPVC bay window to the front with fitted blinds.

Kitchen diner: 13' 5" x 11' 6" (4.094m x 3.504m) A fitted kitchen with matching: drawers, base and wall cabinets, built under oven/grill, four gas hob with extractor over, stainless steel sink and drainer with mixer tap over, wall mounted gas combination central heating boiler, uPVC window overlooking the rear garden with fitted blinds, quality double glazed rear entrance door, stairs storage space off.

First floor landing: 5' 1" x 4' 9" (1.55m x 1.452m)

Bedroom 1: 14' 3" x 13' 6" (4.331m x 4.125m) uPVC window to the front, and excellent range of matching professionally fitted bedroom furniture providing: wardrobes, bedside drawers, two banks of drawers, display shelving and bridging cabinets, radiator.

Bedroom 2: 11' 1" x 8' 5" (3.375m x 2.566m) PVC window to the rear, radiator, built wardrobe.

Shower room/wet room: 5' 9" x 4' 8" (1.741m x 1.412m) 3 piece wet room/shower room which has been designed, so that it can be accessible, with fold down seat in the shower area, pedestal wash hand basin and WC, ceramic wall tiling, uPVC window, extractor.

Garden: The rear garden is fully enclosed being predominantly paved with a brick outhouse to the rear. The front garden is paved and set behind a low level brick wall.

Chain details: The properties offered for sale with early vacant possession and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold with around 866 years remaining from a start date of 24th June 1915. At the time of writing we are awaiting to confirm what the annual ground rent charge is.

Council tax: The property is situated in the borough of Bolton and as such the council tax is collected by Bolton council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,432 per annum.

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewing: 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 at your convenience.

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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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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