



Independent Estate Agents  
**Cardwells**  
 www.cardwells.co.uk

**GORTON STREET, ECCLES, M30 7LY**



- 3 bedroom semi detached
- No upward chain involved
- Ideal family home
- Good local amenities
- Some updating required
- Lounge, separate dining area
- Gardens & driveway, garage
- Close to M60 & Trafford centre



**£210,000**

**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

Independent Estate Agents  
**Cardwells**  
 Est. 1982

Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.





Offered for sale with 'no upward chain involved' a three bedroom semi detached house, situated in a very popular and convenient location. This would make an ideal family home, close to excellent amenities, including schools, shops, Trafford park the Trafford centre and the M60 motorway. The property would benefit from some updating but offers good potential. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises; Entrance hall, lounge, kitchen and a separate dining area. Upstairs there are three good sized bedrooms and a bathroom. Outside there is a block paved driveway which provides ample off-street parking, with laid to lawn mature gardens to the front and rear. The property also benefits from gas central heating and uPVC double glazed windows.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Wooden front door with glazed window panels.

**Entrance hall:** Radiator, staircase to the landing.

**Lounge:** 14' 2" x 13' 0" (4.31m x 3.96m) uPVC double glazed window front aspect, radiator below, tiled fireplace incorporating a gas fire with a wooden mantle surround, built-in under stairs storage cupboard, mock beams to the ceiling.

**Open plan dining kitchen:**

**Dining area:** 11' 8" x 9' 4" (3.55m x 2.84m) 2 uPVC double glazed windows rear garden aspect, radiator below, brick fireplace, mock beams to the ceiling.

**Kitchen:** 9' 3" x 5' 8" (2.82m x 1.73m) Timber framed door with window panels rear garden aspect, uPVC double glazed window side aspect, fitted wall and base units, work top surfaces, stainless steel sink unit with mixer tap, space for a cooker, washing machine and a fridge freezer, mock beams to the ceiling.

**Landing:** uPVC double glazed window side aspect, radiator, access to the loft, doors lead to,

**Bedroom 1:** 13' 3" x 9' 10" (4.04m x 2.99m) uPVC double glazed window front aspect, radiator.

**Bedroom 2:** 11' 8" x 9' 7" (3.55m x 2.92m) uPVC double glazed window rear aspect, radiator.

**Bedroom 3:** 10' 0" x 7' 7" (3.05m x 2.31m) uPVC double glazed window front aspect, radiator.

**Bathroom:** 6' 0" x 5' 7" (1.83m x 1.70m) uPVC double glazed window rear aspect, enclosed bath with a shower above, wash basin, close coupled WC, radiator, part tiling to the walls.

**Outside:** Twin opening metal gates lead to a block paved driveway which provides ample off-street parking and leads to a detached single garage. There is also a laid to lawn garden to the front. To the rear there is a generous sized garden which is mainly laid to lawn with mature tree and plant borders.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents research shows the property is Freehold

**Council tax:** Cardwells estate agents research shows the property is band A annual charges of £1550

**Flood risk information:** Cardwells estate agents research shows the property is in a 'no risk' flood area.

**Conservation area:** Cardwells estate agents 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

