



Independent Estate Agents
Cardwells Est. 1982

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CRESCENT AVENUE, SWINTON, M27 8TL



- Two bedroom mid terraced
- Superb and popular location
- Ideal for motorway, shops, amenities
- Attention buy to let landlords/investors
- Gas combi C.H, majority uPVC DG
- Sold with no chain, via auction
- Ideal to modernise to own specifications
- Viewing recommended, video to watch



£140,000

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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.



A brick built two bedroom terraced property which may make a superb addition to a rental portfolio for a landlord or property speculator/investor. Situated within around a mile and a half drive of the M60 motorway, within walking distance of shops and superb every day facilities, and within easy reach of the town centre of Swinton, this is a consistently popular location. The property is to be sold via auction 26th February 2025 which is held by our auction partner firm Pugh and Co. Any pre auction offers should be directed to them, Mr Will Thompson who is available via 0345 505 1200. The accommodation on offer briefly composes: entrance vestibule, lounge, kitchen, first floor landing, two bedrooms and a bathroom with an enclosed garden to the rear. It is thought that if the property was to be offered to the rental market in superb order throughout it may achieve around £850 - £900 per calendar month (potentially). The property benefits from gas combination central heating, majority uPVC double glazing, and importantly it is sold with no upward chain delay. Viewing is highly recorded, to appreciate all that is on offer. The property offers wonderful potential to be further enhanced, and we encourage all parties to watch the walk-through viewing video in the first instance. 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:

Approximate room sizes: The overall approximate floor area is around 688 square feet.

Entrance vestibule: 2' 11" x 3' 1" (0.880m x 0.936m) uPVC window above the uPVC entrance door, built-in meter cupboard.

Living room: 14' 3" x 12' 3" (4.342m x 3.733m) uPVC window to the front complete with fitted blinds fitted curtains, radiator.

Kitchen: 12' 3" x 9' 2" (3.739m x 2.800m) Stainless steel sink and drainer, oven/grill with electric hob, plumbing for a washing machine, space for a fridge/freezer, drawers, base and wall cabinets, UPVC window overlooking the rear garden, a second single glazed window over the stairs, radiator, built-in storage space beneath the stairs.

First floor landing: Loft access point.

Bedroom 1: 12' 3" x 11' 9" (3.732m x 3.581m) uPVC window to the front, radiator.

Bedroom 2: 11' 8" x 5' 6" (3.556m x 1.672m) uPVC window to the rear, radiator.

Bedroom 3: 8' 6" x 6' 6" (2.598m x 1.982m) White three-piece bathroom suite comprising: dual flush WC, pedestal wash hand basin and bath, uPVC window to the rear, radiator, concealed gas combination central hitting boiler.

Rear garden: The rear garden is fully enclosed and designed with easy maintenance in mind being finished with flunks in a patio style with a gravel finish to the flowerbeds.

Plot size: The overall approximate plot size is around 0.01 of an acre

Chain details: The property is sold with no further upward chain.

Tenure: Cardwells Estate Agents Bolton pre marketing research indicates that the property is Leasehold. At the time of writing we have not been provided with the annual leasehold charge, and as such encourage all interested parties to read the auction the pack for the details. Cardwells Estate Agents Bolton research indicates that the property enjoys a lease term remaining of around 868 years remaining from a term of 990 years from 1903.

Flood risk informatin: 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.

Salford council tax: The property is situated in the borough of Salford and as such the council tax is collected by Salford council. Cardwells Estate Agents Bolton pre marketing research indicates that the Council Tax Band is A at an annual cost of around £1,505 per annum.

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 at your convenience.

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 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

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

