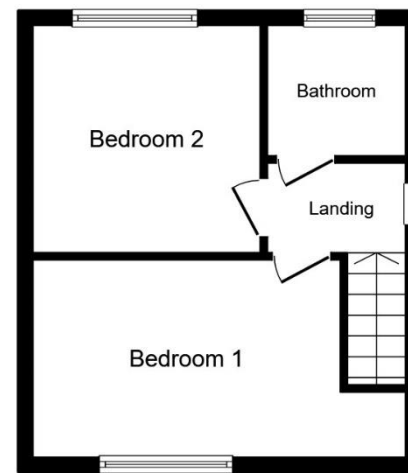


Ground Floor



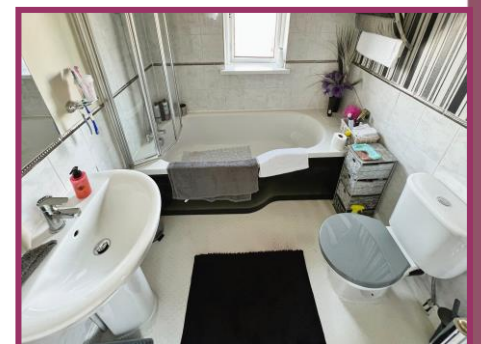
First Floor

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

MOSSFIELD ROAD, KEARSLEY, BL4 8LH



- 2 bedroom semi detached house
- Popular & convenient location
- Generous size garden & driveway
- Good local amenities
- Close to transport links
- Ideal 1st time purchase or family home
- Viewing recommended
- Well Presented



Offers in Excess of £180,000

BOLTON

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

BURY

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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 lovely two bedroom property, situated in a very popular and convenient location, close to excellent amenities. The house is within close proximity of good schools, shops, train stations and the motorway network. This would make an ideal first time purchase or perhaps for a growing family. The property is well presented throughout and is situated on a generous sized plot with a larger than average front garden and driveway. Attached to the side of the property, there is a useful utility room and storeroom, with access to the front and rear gardens. The property also benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises, entrance hall, lounge, kitchen, rear hallway, utility room and a storeroom. Upstairs there are two good size bedrooms and a bathroom. Outside there is a generous sized garden and driveway to the front and an enclosed garden to the rear. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall: UPVC double glazed front door leading to entrance hall with a radiator, dado rail, UPVC frosted double glazed window to the side aspect, staircase to the landing.

Lounge: 19' 4" x 10' 10" (5.89m x 3.30m) UPVC double glazed window to the front aspect and UPVC double glazed French doors to the rear garden aspect, radiator.

Kitchen: 12' 1" x 7' 5" (3.68m x 2.26m) UPVC double glazed window to the garden aspect, range of modern fitted wall and base units with complementary worktop surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, inset halogen hob, extractor hood above, space for a washing machine and a dishwasher, built in under stairs storage, inset spotlights to the ceiling.

Rear Hallway: 2 UPVC double glazed doors to the front and rear garden aspect. Doors lead to storage room.

Utility Room: 8' 1" x 6' 5" (2.46m x 1.95m) UPVC frosted double glazed window to the front aspect, space for a tumble dryer.

Landing: Frosted UPVC double glazed window to the side aspect, dado rail, access to the loft, doors lead to:

Bedroom One: 8' 10" x 14' 3" (2.69m x 4.34m) UPVC double glazed window to the front aspect, radiator, built-in wardrobe/storage cupboard.

Bedroom Two: 10' 2" x 10' 6" (3.10m x 3.20m) UPVC double glazed window to the rear garden aspect, radiator built-in storage cupboard.

Bathroom: UPVC frosted double glazed window to the rear aspect, modern white suite comprising, enclosed bath with mixer tap/shower attachment, close coupled WC, wash hand basin with mixer tap, chrome plated towel rail, part tiling to the walls.

Outside: There is a larger than average garden which is mostly laid to lawn with a driveway which providing ample off street parking for several vehicles. There is a good sized enclosed rear garden, which is mostly laid to lawn with a paved patio and tap to the rear elevation.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

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.

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

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



