



Floor Plan

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ST. DOMINICS MEWS, MORRIS GREEN, BL3 3NX



- No onward chain
- Detached bungalow
- Superb gardens to the front and rear
- Ample driveway parking
- Two good sized bedrooms
- Modern fitted shower room
- Popular location
- Close to amenities and commuter routes



Offers in the Region Of £180,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this beautifully presented detached bungalow situated upon a quiet cul-de-sac within the popular area of Morris Green. This sought after residential area sits within close proximity to local schools, a wide range of amenities and is in easy reach of Bolton town centre and the M61 motorway network. Internally the accommodation comprises an entrance hallway, kitchen, lounge, two good sized bedrooms and a modern shower room. Externally there are gardens to both the front and the rear which are beautifully presented with well manicured lawns and bordering flowerbeds. The front of the property has a long driveway which leads to the single garage with the rear having a good sized flagged patio area with space for a shed behind the garage. 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 A walk through viewing video is available to watch in the first instance.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Ceiling light point, laminate effect flooring, door leading to the entrance hallway.

Entrance Hallway: Laminate effect flooring, ceiling light point.

Kitchen: 12' 2" x 7' 3" (3.70m x 2.20m) Ceiling light point, double glazed window to the side, radiator, range of fitted wall and base units with extractor fan, gas hob, sink with mixer tap and drainer, space for a washing machine, fridge/freezer, tiled splashback to the walls, laminate effect flooring, wall mounted boiler, storage cupboard.

Lounge: 15' 4" x 11' 11" (4.68m x 3.63m) Radiator, living flames gas fire, ceiling light point, double glazed window overlooking the rear garden and double glazed French doors leading into the flagged patio area.

Inner hallway: Ceiling light point, loft access, storage cupboard.

Bedroom 1: 14' 9" x 8' 8" (4.50m x 2.64m) Double glazed window to the front, radiator, ceiling light point, fitted mirror wardrobes.

Bedroom 2: 10' 6" x 8' 5" (3.20m x 2.56m) Double glazed window to the front, ceiling light point, radiator.

Shower Room: 7' 2" x 5' 11" (2.19m x 1.80m) Double glazed window to the side, ceiling light point, wall mounted vertical ladder radiator, three piece suite incorporating a wc, wash hand basin, walk in shower cubicle, extractor fan and tiled walls.

Garage: 16' 9" x 8' 4" (5.10m x 2.54m) Ceiling light point, double glazed window to the side, up and over garage door.

Externally: The gardens to both the front and the rear are beautifully presented with well manicured lawns and bordering flowerbeds. The front of the property has a long driveway which leads to the single garage with the rear, having a good sized flagged patio area with space for a shed behind the garage.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.08 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 May 1949.

Council Tax: Cardwells estate agents Bolton research shows the property is band C annual charges of £2015

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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