



## FENNERS CLOSE, MORRIS GREEN, BL3 3EH



- Wonderful true bungalow
- Two bedroom semi detached
- Superb easy maintenance gardens
- Open plan lounge diner, fitted kitchen
- Modern shower room
- uPVC D.G conservatory
- Driveway, lovely rear & front gdns
- Cul de sac, no upward chain



**Offers over £160,000**

### BOLTON

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 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



A two bedroom semi detached bungalow set in a cul-de-sac location being within a consistently popular residential location, within an easy reach of superb everyday amenities including: shops, restaurants, sporting/leisure facilities, the Royal Bolton Hospital and easy access to the motorway network. We understand that the property will be sold with no further upward chain delay And the accommodation on offer briefly comprises: reception hallway, lounge/diner, fitted kitchen, shower room, two bedrooms and a uPVC conservatory. The property is set in a plot of around 0.06 of an acre with driveway parking, a pretty front garden and an excellent size rear garden ideal for entertaining and relatively straightforward maintenance. The semi detached bungalow benefits from a Worcester gas central heating boiler, uPVC double glazing and is well presented throughout and viewing comes with our highest recommendations. 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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk). A walk through viewing video is available to watch in the first instance at your convenience.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Reception hallway:** 9' 5" x 9' 4" (2.862m x 2.840m) Measured at maximum pints, the hallway is in an L shape with radiator, UPVC stained glass double glazed entrance door, built-in storage space, radiator, wood flooring, loft access point.

**Lounge diner:** 16' 4" x 10' 5" (4.988m x 3.170m) A well presented lounge/diner with uPVC window to the front, feature fireplace with marble hearth and spotlights over the electric fire completed with glass mantle, quality flooring, radiator, an archway opens up into the kitchen.

**Kitchen:** 7' 3" x 9' 4" (2.215m x 2.842m) Stylish modern white fitted kitchen enjoying: matching drawers, base and wall cabinets, electric grill with extractor over, wall mounted Worcester gas combination central heating boiler, uPVC windows to the front and the side, ceramic floor tiling, radiator.

**Master bedroom:** 10' 11" x 10' 5" (3.318m x 3.178m) Professionally fitted bedroom furniture which provides: wardrobes, drawers, bedside cabinets, display shelving and bridging cabinets, radiator, uPVC window enjoying the aspect over the rear garden.

**Bedroom 2:** 7' 10" x 8' 9" (2.376m x 2.665m) Two radiators, ceramic floor tiling, uPVC double doors which open into the conservatory.

**Conservatory:** 9' 1" x 8' 4" (2.759m x 2.542m) A uPVC double glazed conservatory complete with double doors which open out onto the rear garden, radiator, ceramic floor tiling, ceiling light and fan.

**Plot size:** The overall approximate plot size extends to around 0.06 of an acre.

**Rear garden:** The rear garden is fully enclosed and enjoys an excellent mix of lawn, patio and crockery/flower bed space, the garden is perhaps ideal for alfresco dining and entertaining and offers a wonderful blend of seasonal colours whilst being relatively easy to maintain.

**Front garden:** The front garden is predominantly laid to lawn with a central feature rocky and well stocked colourful flower bed borders.

**Parking:** Driveway parking.

**Chain details:** We understand that that's the property will be sold with no further upward chain.

**Bolton council tax:** The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763.

**Conservation area:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

**Flood risk information:** Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having "very low" risk of flooding.

**Tenure:** Cardwells Estate Agents Bolton understand from our clients they own the freehold and this will be sold with the property.

**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 01204 381281, emailing; bolton@cardwells.co.uk or visiting: [www.Cardwells.co.uk](http://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](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.

**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.

