



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.co

Independent Estate Agents
Cardwells
Est. 1982

Independent Estate Agents
Cardwells
www.cardwells.co.uk
Est. 1982

BAYSWATER STREET, MORRIS GREEN, BL3 3LF



- 2 bed Semi detached
- Suitable to make 3 beds
- Bay window lounge
- Open plan kitchen / diner
- Utility room, shower room
- Gardens to front & rear
- Ideal to update to own taste
- No upward chain delay



£175,000

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

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 semi detached family sized home offered for sale with no further upward chain delay. The property is currently used as a two bedroom layout but there is potential for a third bedroom to be created, should this be of interest to potential buyers, in fact there is already a window in place. The position is superb being close to beautiful open countryside, within easy access of the M61, close to popular schools, shops, restaurants and superb sporting and leisure facilities. It is fair to point out that the property may benefit from some internal cosmetic updating to total fulfil its potential, the accommodation on our briefly comprises: entrance porch, Bay window living room, open plan kitchen/dining room, utility room, first floor landing, two double bedrooms and a three-piece shower room suite. Externally there are garden areas to the front and the rear. The property benefits from UPVC double glazing, a gas central heating boiler and to reiterate is sold with no further upward chain delay. Viewing is highly recommended to appreciate exactly what is on offer and the wonderful potential to enhance to your own tastes and specifications, in the first instance there is a walk-through viewing video available to watch and 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch; 4' 8" x 1' 5" (1.429m x 0.428m) Double UPVC entrance doors, UPVC windows to the front and side, single glazed internal door into the living room.

Living Room: 13' 3" x 15' 10" (4.042m x 4.830m) Measured at maximum points into the UPVC bay window, radiator, fireplace with electric fire, spindle staircase off to the first floor, under stairs storage space.

Kitchen/diner: 16' 0" x 11' 11" (4.871m x 3.643m) Fitted with matching drawers, base and wall cabinets, stainless steel sink and drainer, gas fire, UPVC window overlooking the rear garden, radiator, ample dining space, door off to the utility room.

Utility Room: 9' 0" x 3' 9" (2.748m x 1.145m) UPVC windows to the rear and the side, UPVC rear entrance door, stainless steel sink and drainer with mixer tap over, radiator.

First floor landing: 6' 8" x 5' 7" (2.035m x 1.700m)

Bedroom One: 11' 9" x 9' 11" (3.587m x 3.015m) Professionally fitted and built-in bedroom furniture, UPVC window to the front, radiator.

Bedroom Two: 16' 1" x 11' 10" (4.890m x 3.597m) This is one large bedroom which perhaps has the potential to be split. Should somebody be interested in creating a third bedroom. Currently, there is professionally fitted bedroom furniture, 2 UPVC windows and a radiator.

Shower Room: 8' 10" x 5' 5" (2.704m x 1.657m) Three piece shower room comprising corner shower enclosure, WC and wash hand basin, UPVC window.

Outside: The front garden is predominantly paved with golden gravel boards for easy maintenance set behind a low-level brick wall with wrought iron railings and gate. The rear garden is fully enclosed with an Astroturf lawn area and flagged patio.

Plot size: The overall approximate plot size extends to around 0.02 of an acre.

Chain details: The property is offered for sale with early vacant possession and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 990 years from 24 June 1924

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 a "very low" risk of flooding.

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. 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 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.

