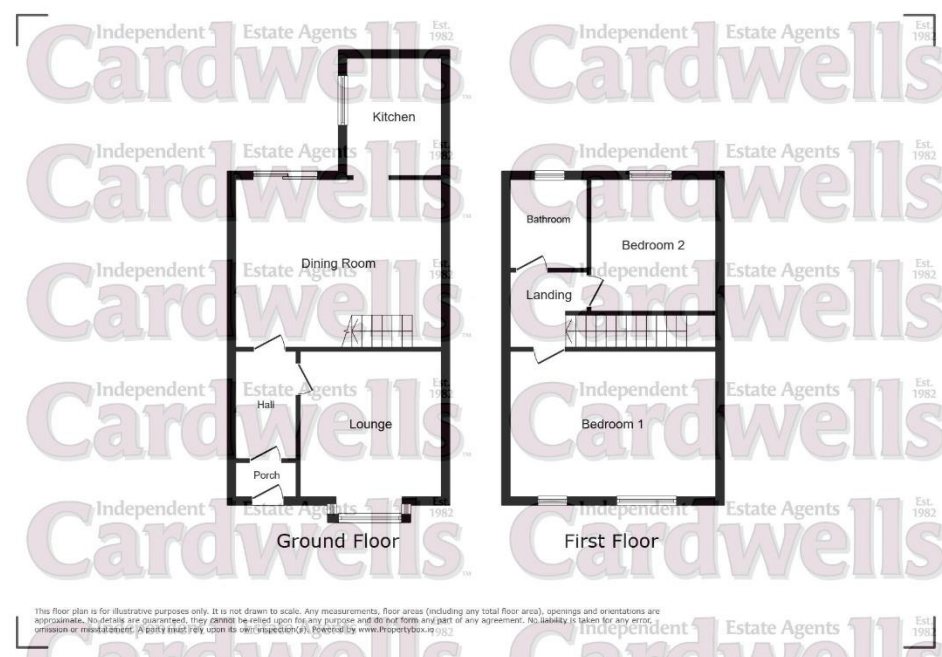




NORMANBY STREET, MORRIS GREEN, BL3 3QW



- Two double bedrooms
- End terraced bay fronted property
- Driveway and garage parking
- Two reception rooms
- Potential to extend
- Spacious accommodation
- Well presented rear gardens
- Close to many amenities and schools



£180,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Beautifully presented traditional bay fronted end terraced property situated within a very popular area of Morris Green. The property is well presented throughout with a modern interior and has been extended to the ground floor with potential to extend to the side subject to the relevant planning permissions. Morris Green has many local amenities within the area to include places of worship, schools, shops and easy access to public transport links, secondary schools and colleges. Internally the accommodation comprises an entrance hallway, lounge, dining room and kitchen to the ground floor with two good sized bedrooms and a bathroom to the first floor. Externally, to the front, there is block paved driveway parking leading to the garage at the side. The rear of the property has a beautifully presented garden with a well manicured lawn, flower beds and borders with a gate to the rear. 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

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestibule: Laminate effect flooring, door into the hallway.

Hallway: Ceiling light point, radiator, laminate effect flooring.

Lounge: 11' 11" x 11' 6" (3.63m x 3.51m) Ceiling light point, double glazed bay window to the front, radiator, electric fire and surround, coving to the ceiling, dado rail.

Dining room: 15' 1" x 13' 8" (4.59m x 4.17m) Ceiling light point, radiator, La instead effect flooring, gas fire, double glazed sliding patio doors leading to the garden, stairs to the first floor.

Kitchen: 9' 7" x 7' 9" (2.92m x 2.35m) Downlights, double glazed window to the side, range of fitted wall and base units with extractor fans integrated induction hob and electric oven, integrated washing machine, space for a fridge/freezer, one and a half bowl sink with mixer tap and drainer, tiled splashback to the walls, anthracite radiator.

Landing:

Bedroom 1: 13' 9" x 11' 11" (4.19m x 3.64m) Ceiling light point, fitted wardrobes, double glazed window to the front, radiator.

Bedroom 2: 10' 9" x 10' 2" (3.27m x 3.10m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 7' 11" x 4' 5" (2.42m x 1.35m) Downlights, double glazed window to the rear, three piece suite incorporating a wc, vanity unit with inset sink, panelled bath with electric shower above, wall mounted vertical ladder radiator, tiled floor with splashback to the walls.

Outside: To the front of the property there is block paved driveway parking leading to the garage at the side. The rear of the property has a beautifully presented garden with a well manicured lawn, flower beds and borders with a gate to the rear.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 995 years from 24 June 1924

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

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.

