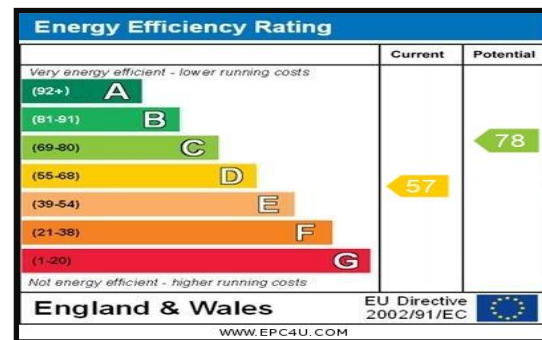




MOSS COLLIERY ROAD, SWINTON, M27 6LH



- Lovely terraced cottage
- No upward chain
- Semi rural location
- Farmland views, ideal retreat
- 2 bedrooms, modern interior
- Extended and well presented
- Close to motorway
- Easy access to Manchester



£189,950

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

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For sale with 'no upward chain involved' this charming two bedroom cottage, tucked away in a semi rural location. Step inside and you will find a lovely a modern interior with an impressive open plan kitchen, a separate dining area and a guest WC. Upstairs there are two good sized bedrooms a modern bathroom and fantastic farmland views to the front and rear. The location is ideal for people travelling throughout the north-west, with easy access to the city centre, via the motorway network and Manchester Road. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Lounge: 13' 1" x 13' 1" (3.98m x 3.98m) uPVC double glazed window front aspect, feature tiled fireplace incorporating an electric fire with a wooden mantle surround, radiator.

Kitchen dining room: 13' 1" x 10' 4" (3.98m x 3.15m) Kitchen area Range of modern fitted wall and base units with complementary work surfaces and tiled splashbacks, built in Bosch oven and grill, four ring gas burner hob with a stainless steel extractor canopy above, stainless steel sink unit with mixer tap, space for a fridge, radiator, tiled floor, staircase to the landing. Dining area Fitted storage cupboards, space for a washing machine, tiled floor, uPVC double glazed French doors, rear garden aspect, double glazed Velux skylight window, radiator.

WC room: uPVC double glazed window rear aspect, wash basin with mixer tap, close coupled WC, tiled floor, radiator, tiling to the walls, extractor fan.

Landing: Access to loft, doors lead to

Bedroom 1: 13' 1" x 10' 6" (3.98m x 3.20m) uPVC double glazed window, front aspect, radiator, fitted wardrobe.

Bedroom 2: 10' 2" x 6' 11" (3.10m x 2.11m) uPVC double glazed window, rear aspect with views of the fields, radiator below, built-in storage cupboard.

Bathroom: Modern white suite comprising, enclosed bath with mixer tap and a shower above, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, inset spotlights extractor fan.

Outside: To the front there is a gate giving access to a paved garden. To the rear there is an enclosed paved garden, with raised plant and tree displays. A gate opens onto a communal access for bins. There is a further garden area, which is mostly paved, with fields directly beyond.

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, 990 years from 13 December 1862

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual charges of £1635

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).

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