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MAPLE CRESCENT, LEIGH, WN7 5SW



- No upward chain involved
- 3 bedroom end terraced
- Extended, versatile accommodation
- Wet room, WC and bathroom
- Close to retail & town centre
- Good transport links
- Ideal investment opportunity
- Garage & useful storage building



Offers in the Region Of £150,000

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

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 Est. 1982



Offered for sale with 'no upward chain' involved this deceptively spacious end of terraced house. The property has been extended, creating versatile accommodation, including a ground floor bedroom and a wet room. Upstairs there are two good sized bedrooms and a bathroom. The main bedroom, was originally two bedrooms and could be converted back The property would ideally require some cosmetic updating, offering great potential. Maple Crescent is located close to excellent amenities, including Parsonage retail park. There are excellent transport links, giving access to Manchester and throughout the Northwest. Viewing is highly recommended through Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk The spacious accommodation briefly comprises, Entrance hall, lounge with a woodburning stove, kitchen breakfast room, WC room, bedroom and a wet room. Upstairs there are two bedrooms and a bathroom. Outside there is a driveway/garden to the front and a generous sized garden to the rear, which has a garage and a useful storage room. The property also benefits from, uPVC double glazing to the majority and gas central heating, via a modern combination boiler.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

PVC double glazed front door

Entrance hall: Enclosed staircase to the landing, doors lead to

Lounge: 2 uPVC double glazed windows, front aspect, feature fireplace incorporating a woodburning stove, with a wooden mantle surround, radiator.

Kitchen breakfast room; 2 uPVC double glazed windows and a wooden door, rear garden aspect, fitted wall and base units with work top surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built in oven, gas burner hob, extractor hood above, tiled floor, radiator, breakfast bar, built in under stairs storage cupboard.

WC room: uPVC frosted double glazed window rear aspect, WC, wash basin, tiled floor.

Bedroom: uPVC double glazed door and window, front aspect, radiator.

Wet room: uPVC frosted double glazed window, rear aspect, close coupled WC, wash basin, shower area, radiator, part tiling, extractor fan.

Landing: uPVC double glazed window, side aspect, access to the loft.

Storage room:

Bedroom 1: 2 uPVC double glazed windows front aspect, two radiators.

Bedroom 2: 2uPVC double glazed window, rear aspect, radiator.

Bathroom: uPVC frosted double glazed window rear aspect, freestanding bath, wash basin, close coupled WC, tiled floor, tiling to the walls, radiator.

Outside: To the front there is a gated driveway with a patterned concrete surface and garden. To the rear there is a generous size garden, with a laid to lawn area. The majority of the garden has a concrete pattern surface and a paved area. There is a block built detached storage building and a gates gives access to the rear lane. Side elevation There is a canopied area, which leads to a detached garage within an up and over door and a side door.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A annual charges of £1354

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

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