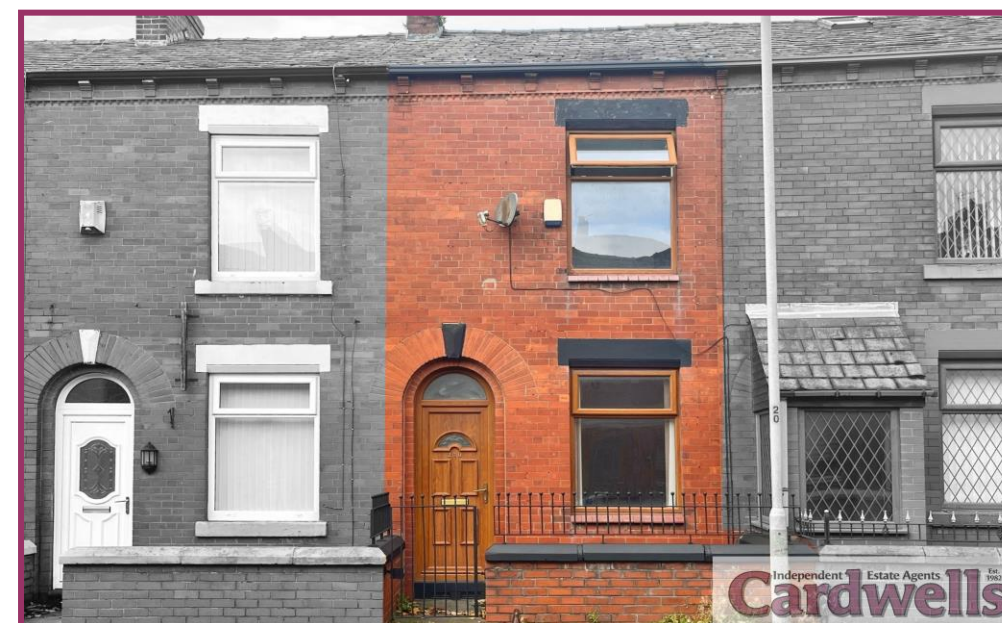


**COALSHAW GREEN ROAD, CHADDERTON, OL9 8JS**



- No onward chain
- Garden fronted mid terraced property
- Two double bedrooms
- Two reception rooms
- Three piece bathroom suite
- Superb first time buy
- Close to local amenities
- Ideal for the commuter



**Offers in the Region Of £150,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

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**LETTINGS & MANAGEMENT**

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Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale with NO ONWARD CHAIN is this garden fronted mid terraced property located within Chadderton. The property is superbly placed for the commuter with the Metrolink approximately five minutes walk from Coalshaw Green Park and the M60 motorway just a few gears shifts away. Shopping is also catered for with local shops and good access to Oldham town centre. Internally the property comprises a lounge, dining room and kitchen to the ground floor with two double bedrooms and a three piece bathroom to the first floor. Externally the front of the property has a low maintenance garden. The rear having a good sized, private enclosed yard with a gate leading to the secure rear alleyway which all residents have keys for. This property is an ideal buy for a first time buyer or a buy to let landlords. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk). A walk through viewing video is available to watch in the first instance.

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

**Vestibule** 3' 3" x 3' 1" (0.99m x 0.94m) Ceiling light point, door leading into the lounge.

**Lounge:** 12' 10" x 12' 8" (3.91m x 3.87m) Ceiling light point with rose, coving to the ceiling, radiator, double glazed window to the front.

**Dining Room** 13' 1" x 12' 10" (3.99m x 3.92m) Coving to ceiling, under stairs storage, radiator, ceiling light point, double glazed window to the rear.

**Kitchen** 7' 11" x 5' 10" (2.42m x 1.78m) Range fitted wall and base units with extractor fan, space for an electric cooker, washing machine, one and a half bowl sink with mixed tap and drainer, tiled splashback to the walls, double glazed window to the rear, door to the side, ceiling light point.

**Landing** 6' 6" x 4' 3" (1.98m x 1.29m) Ceiling light point.

**Bedroom One** 12' 11" x 12' 8" (3.94m x 3.87m) Ceiling light point, radiator, storage cupboard with loft access, double glazed window to the front.

**Bedroom Two** 12' 11" x 7' 9" (3.94m x 2.35m) Ceiling light point, radiator, wall mounted boiler, double glazed window to the rear.

**Bathroom** 8' 11" x 5' 1" (2.71m x 1.55m) Downlights, double glazed window to the rear, wall mounted vertical ladder radiator, three piece suite incorporating a WC, wash hand basin, bath with mixer tap and electric shower above, towel flooring with splashback to the walls.

**Outside** To the front of the property there is a low maintenance garden. The rear having a good sized, private enclosed yard with a gate leading to the secure rear alleyway which all residents have keys for.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold 935 years from 14 November 1963

**Council Tax:** Cardwells estate agents Bolton research shows the property is band A annual charges of £1640

**Flood Risk:** Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

**Conservation area:** Cardwells Estate Agents Bolton research shows the property is not in a conservation area.

**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 01204381281, emailing; [bolton@cardwells.co.uk](mailto: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.

**Thinking of selling or letting:** 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto: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.

**Arranging a mortgage:** Cardwells 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

