



**MOSS LANE, WHITEFIELD. M45 8NG**



- Three Bedroom End Terraced
- Attic Room
- Basement
- Two Reception Rooms
- Spacious Gardens (Freehold)
- Internal Viewing Advised
- Sought After Location
- Close to Metro Link



**£330,000**

**BOLTON**

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Cardwells estate agents are delighted to bring to market this sizeable three bedroom end of terraced. Situated in a sought after residential area, close to local amenities, shops, transport links and the tram station this lovely home is full of charming period characteristics. This property has accommodation over four floors and comprises of; entrance vestibule, hallway, lounge, open plan dining room, large breakfast kitchen/family room, downstairs wc, three bedrooms and a bathroom. The property also boasts a basement room and a loft room! Externally this property has a large side garden, with huge potential to extend (subject to planning). Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

#### ACCOMMODATION AND APPROXIMATE ROOM SIZES:

**Entrance Vestibule** Door to hallway

**Hallway** Stairs to first floor. Radiator, ceiling light point.

**Lounge** 15' 8" x 12' 2" (4.77m x 3.71m) UPVC double glazed bay window to front aspect. UPVC double glazed window to side aspect. Radiator. Ceiling light point. Feature fire and surround. Open plan to dining room.

**Dining Room** 14' 7" x 12' 6" (4.44m x 3.81m) UPVC double glazed patio doors to side aspect. Ceiling light point. Radiator. Stairs down to basement.

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 Estate Agents Bury 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"



**Large Kitchen/Family Room** 18' 8" x 15' 7" (5.69m x 4.75m) Open plan family kitchen space with island. A range of wall and base units with Belfast sink. Space for cooker. Three ceiling skylights. UPVC double glazed window and sliding patio door to side aspect. Radiator. Spotlighting.

**Guest WC** Low flush wc. Wash hand basin. Ceiling light point.

**Basement Storage** 16' 2" x 13' 5" (4.92m x 4.09m) Ceiling light point.

**First Floor Landing** Stairs to attic room. Ceiling light point.

**Bedroom 1** 15' 9" x 13' 5" (4.80m x 4.09m) UPVC double glazed window to front and side aspects. Radiator. Ceiling light point. Fitted wardrobes. Freestanding cast iron bath.

**Bedroom 2** 9' 11" x 9' 11" (3.02m x 3.02m) UPVC double glazed window to side aspect. Radiator. Ceiling light point.

**Bedroom 3** 10' 9" x 7' 10" (3.27m x 2.39m) UPVC double glazed window to rear and side aspect. Radiator. Ceiling light point

**Bathroom** 9' 11" x 4' 9" (3.02m x 1.45m) UPVC double glazed window to side aspect. Newly fitted wall in shower with overhead thermostatic shower. Low flush wc. Pedestal wash hand basin. Wall tiling. Radiator. Spotlighting.

**Attic Room** 12' 6" x 10' 5" (3.81m x 3.17m) Ceiling skylight. Ceiling light point. Currently used as storage.

**Externally** Gated and garden fronted. To the side a large laid to lawn garden area, composite decking area. Timber decking area, large paved garden area.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is leasehold, enjoying the remainder of the 999 year term which started on 24th December 1897, meaning that there are 849 years remaining. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

**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 Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury 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

