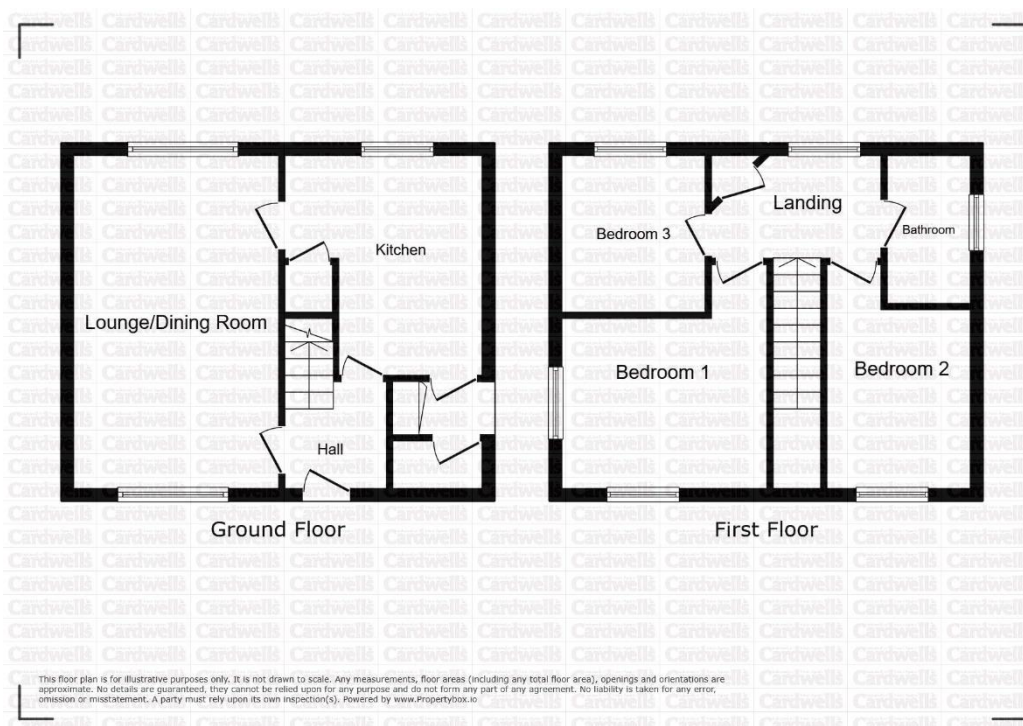
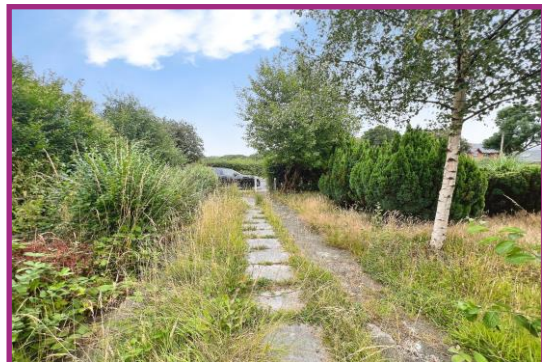
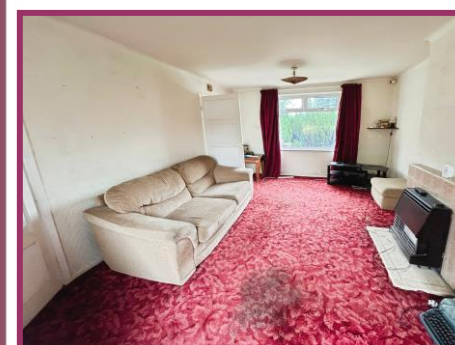




MANCHESTER ROAD, BLACKROD, BL6 5SW



- No upward chain involved
- Updating required
- 3 bedrooms, lounge/dining room
- Generous sized plot & gardens
- Ideal investment opportunity
- Excellent local amenities
- Close to motorway & train station
- Easy reach of Middlebrook



£179,995

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

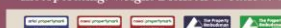
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E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

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Incorporating: Wright Dickson & Catlow. WDC Estates



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For sale with no upward chain involved, this three bedroom end of terraced house, situated in a very popular and convenient location. The property requires updating, however offers fantastic potential and would make an ideal family home and or investment. The property is deceptively spacious with a generous sized driveway and good sized gardens to the front and rear. The area is well served with good transport links, including the motorway network and train stations. Middlebrook retail Park is within easy reach and Blackrod centre. Blackrod has an array of local amenities, including shops, schools and pubs. The property is on the edge of the countryside with open farmland and views of Rivington and Winter Hill. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance hall: Staircase to the landing.

Lounge dining room: 18' 0" x 11' 1" (5.48m x 3.38m) 2 uPVC double glazed windows front and rear aspect, tiled fireplace incorporating a gas fire.

Kitchen: 10' 8" x 8' 5" (3.25m x 2.56m) uPVC double glazed window rear aspect, fitted kitchen units, stainless steel sink unit, space for a cooker, space for a washing machine and a fridge, built-in under stairs storage cupboard. A wooden stable style door gives access to the rear.

Landing: uPVC double glazed window rear aspect, fitted airing cupboard, access to the loft.

Bedroom 1: 14' 5" x 9' 0" (4.39m x 2.74m) uPVC double glazed window front aspect, wall mounted gas heater.

Bedroom 2: 9' 8" x 7' 7" (2.94m x 2.31m) uPVC double glazed window front aspect, wall mounted gas heater.

Bedroom 3: 8' 7" x 8' 3" (2.61m x 2.51m) uPVC double glazed window rear aspect, wall mounted gas heater.

Bathroom: 8' 0" x 4' 6" (2.44m x 1.37m) uPVC frosted double glazed window side aspect, enclosed bath, wash basin, WC.

Outside: There are substantial gardens to the front and the rear. Front A gated driveway provides ample off-road parking and a mature garden, with tree and plant displays. The driveway continues along the side elevation. Side There are two useful integral brick storage rooms. Rear There is a generous size garden which is mostly laid to lawn, with tree borders.

Viewings: Please call 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 B £1866 per annum

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.

Total 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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

