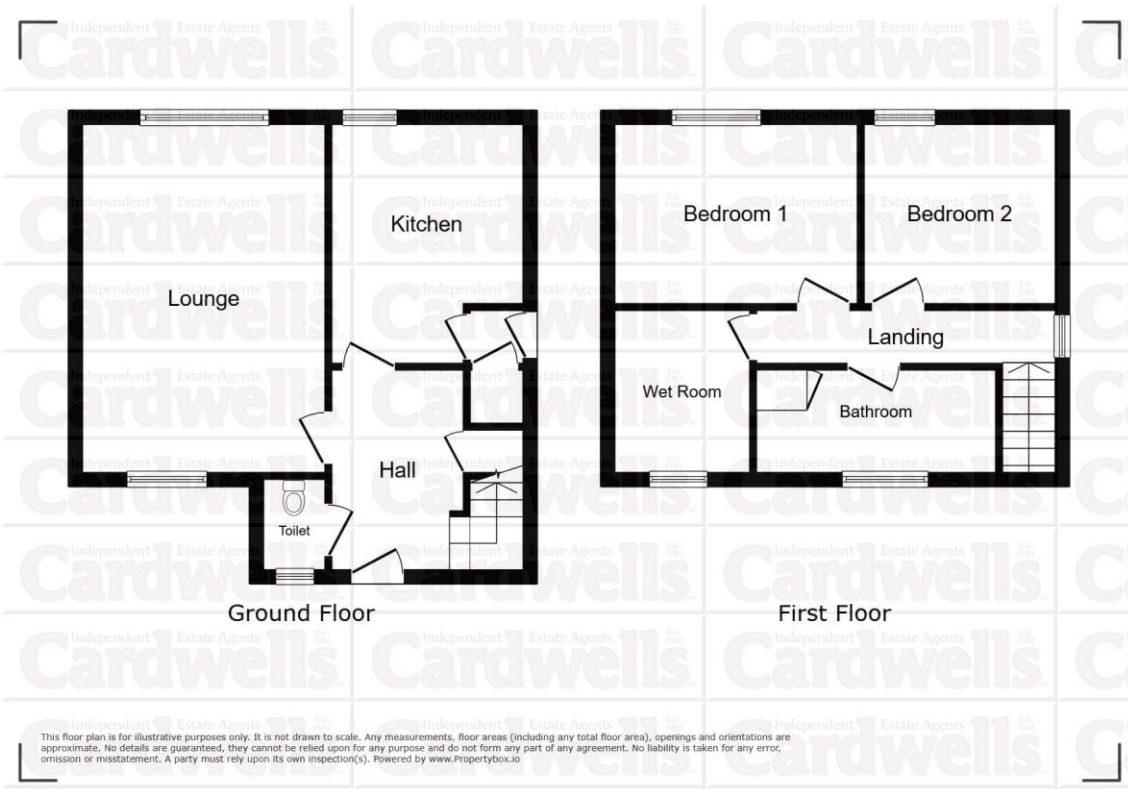




CHORLEY ROAD, SWINTON, M27 6UN



- No upward chain involved
- Spacious 3 bedroom semi
- Some updating required
- Ideal family home
- Excellent local amenities
- Easy access to Manchester
- Close to train station and A580
- Good sized garden Viewing by appointment



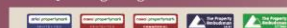
£210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale with 'no upward chain involved', this spacious semi detached house is situated in a very popular and convenient location, close to Swinton centre. The area is well served with local shops schools with easy access to Manchester via A580 (East Lancashire Road) and walking distance of Moorside train station. The property would make a superb family home, but ideally would benefit from updating. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281 bolton@cardwells.co.uk The accommodation briefly comprises Entrance hall, lounge, storage room and a kitchen breakfast room with a porch way and further storage room leading off. Upstairs there are three good sized bedrooms and a wet room. Outside there are gardens to the front and rear, along with a driveway which provides ample off road parking. The property also benefits from uPVC double glazing to the majority and gas central heating via a modern boiler.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Entrance hall: uPVC double glazed window front aspect, radiator, staircase to the landing, built in under stairs storage cupboard.

Lounge: 15' 1" x 11' 10" (4.59m x 3.60m) 2 uPVC double glazed windows, front and rear aspects, marble fireplace incorporating a gas fire, two radiators, built-in storage room, which has a uPVC double glazed window front aspect.

Kitchen breakfast room: 11' 9" x 9' 3" (3.58m x 2.82m) uPVC double glazed window rear garden aspect, fitted wall and base units, worktop surfaces, gas hob, built-in oven, stainless steel sink unit, concealed extractor fan, space for a washing machine and a fridge freezer, radiator.

A door leads to

Rear porch: Timber framed door, side aspect, built in storage cupboard.

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

Bedroom 1: 11' 10" x 8' 9" (3.60m x 2.66m) uPVC double glazed window rear aspect, radiator below.

Bedroom 2: 9' 4" x 8' 8" (2.84m x 2.64m) uPVC double glazed window, front aspect, radiator below, built in storage cupboard.

Bedroom 3: 11' 0" x 7' 0" (3.35m x 2.13m) Double glazed window front aspect, radiator below.

Wet room: 6' 7" x 5' 10" (2.01m x 1.78m) uPVC frosted double glazed window, front aspect, close coupled WC, wash basin, shower area, chrome plated towel rail, tiling to the wall walls, extractor fan, wall mounted electric heater.

Outside: To the front there is a concrete driveway, which provides off-road parking, with a garden area aside. A paved pathway/ramp leads up to the front door and a gate gives access along the side elevation, which is partially canopied. Steps lead down to the rear there is a sizable garden which is mostly lawn. To the rear elevation, there is a built-in storage room.

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 A annual cost 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.

Aranging 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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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

