This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents Cardwells Est. 1982

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www.cardwells.co.uk

METFIELD PLACE, BOLTON, BL1 4UJ

- Auction property
- Three bedroom terraced
- Fitted dining kitchen
- Light and airy lounge
- Three piece bathroom
- Low maintenance garden
- Popular location
- Well presented accommodation

Auction Guide Price £90,000

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
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Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

For sale by auction with BTG Eddisons. This well presented, Freehold, three bedroomed terraced property is located in an area popular with first time buyers, downsizers and rental investors alike. The accommodation is well presented and provides for comfortable living comprising as it does of entrance hall, dining kitchen, lounge, two double bedrooms and the further third bedroom/box room plus a bathroom with three-piece suite. Externally the property has a pedestrian frontage with low maintenance attractive rear garden. There is on road and car park parking close by. Early viewing of this properties advised and can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: Double glazed door to the front elevation. Stairs lead off to the first floor landing. Radiator.

Lounge: 14' 5" x 9' 10" (4.4m x 3.0m) Double glazed window to the rear elevation. Double glazed door to the rear leading into the rear porch. Radiator.

Kitchen: 13' 5" x 8' 2" (4.1m x 2.5m) Double glazed window to the front elevation. Range of base units with complementary work surfaces and matching wall mounted cabinets. Inset sink and drainer. Plumbed for washing machine. Space for fridge freezer. Gas cooker point. Radiator.

Rear porch: 5' 3" x 3' 3" (1.6m x 1m) . Double glazed door to the side elevation. Double glazed window to the rear. Storage cupboard.

First floor landing: Stairs lead off the hall to the first floor. Loft access. Over stairs storage.

Bedroom 1: 14' 5" x 8' 2" (4.4m x 2.5m) Double glazed window to the front elevation. Radiator.

Bedroom 2: 8' 10" x 8' 2" (2.7m x 2.5m) Double glazed window to the rear elevation. Radiator.

Bedroom 3: 6' 7" x 5' 11" (2m x 1.8m) Double glazed window to the front elevation. Radiator.

Bathroom: 5' 11" x 4' 11" (1.8m x 1.5m) Double glazed window to the rear elevation. Three piece suite comprising bath with shower over, pedestal wash hand basin and WC. Part tiled elevations.

Outside: The front of the property is pedestrianised leading to the front door. There are two large storage areas. The rear of the property has a lovely low maintenance terraced gravel garden with gated access leading onto the road beyond.

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 £1600

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.

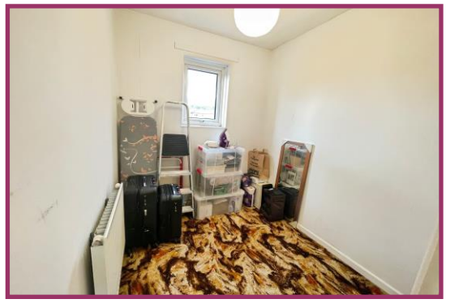
Plot size: Cardwells estate agents Bolton research indicates the property is 0.02 acre.

Total area: Cardwells estate agents Bolton research indicates the total approximate square footage is 708

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

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



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