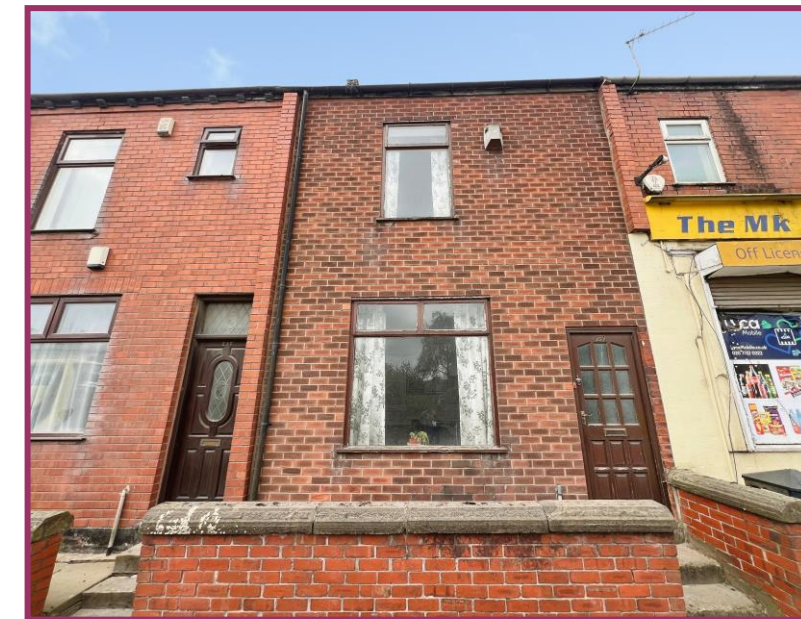




Independent Estate Agents
Cardwells Est. 1982

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MANCHESTER ROAD WEST, LITTLE HULTON, M38 9XE



- For sale by auction
- Convenient location
- Deceptively spacious
- Requires updating throughout
- Offers great potential
- 2 reception rooms, 2 bedrooms
- Close to Logistics north & motorway
- Enclosed yard to rear



Auction Guide Price £87,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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For sale by auction, with BTG Eddisons, this traditional two bedroom mid terrace house, situated in a convenient location. The property is deceptively spacious and requires updating throughout offering excellent potential. The area has excellent amenities, including schools shops, Logistics north and the motorway network all within easy reach. To arrange a viewing please contact Cardwells estate agents Bolton, 01204 381 281, bolton@cardwells.co.uk The accommodation briefly comprises; Entrance hall, lounge, dining room and a kitchen. Upstairs there are two good sized bedrooms and a bathroom. Outside, there is an enclosed yard to the rear.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Wooden framed front door

Entrance hall: Doors lead to

Lounge: 15' 0" x 11' 9" (4.57m x 3.58m) Window front aspect, open tiled fireplace, coving to the ceiling.

Dining room: 14' 6" x 12' 2" (4.42m x 3.71m) Window rear aspect, open tiled fireplace, built in under stairs storage cupboard.

Kitchen: 12' 1" x 8' 0" (3.68m x 2.44m) Window and door rear aspect, fitted base units work surfaces, sink unit, space for a cooker space for a washing machine, part tiling to the walls.

From the entrance hall there is staircase leading to

Landing: Access to the lost space

Bedroom 1: 14' 10" x 15' 2" (4.52m x 4.62m) Window front aspect, open tiled fireplace.

Bedroom 2: 14' 5" x 10' 3" (4.39m x 3.12m) Window rear aspect, open cast-iron fireplace.

Bathroom: 12' 4" x 8' 0" (3.76m x 2.44m) Frosted double glazed window rear aspect, bath, wash basin, close coupled WC, part tiling to the walls.

Outside: To the rear there is an enclosed yard/garden with a detached garage/workshop.

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 £1730

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: Cardwells estate agents Bolton research indicates the property is approx 1100.0716 sq ft.

Plot size: Cardwells estate agents Bolton research indicates the property is approx 0.03 acre

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).

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