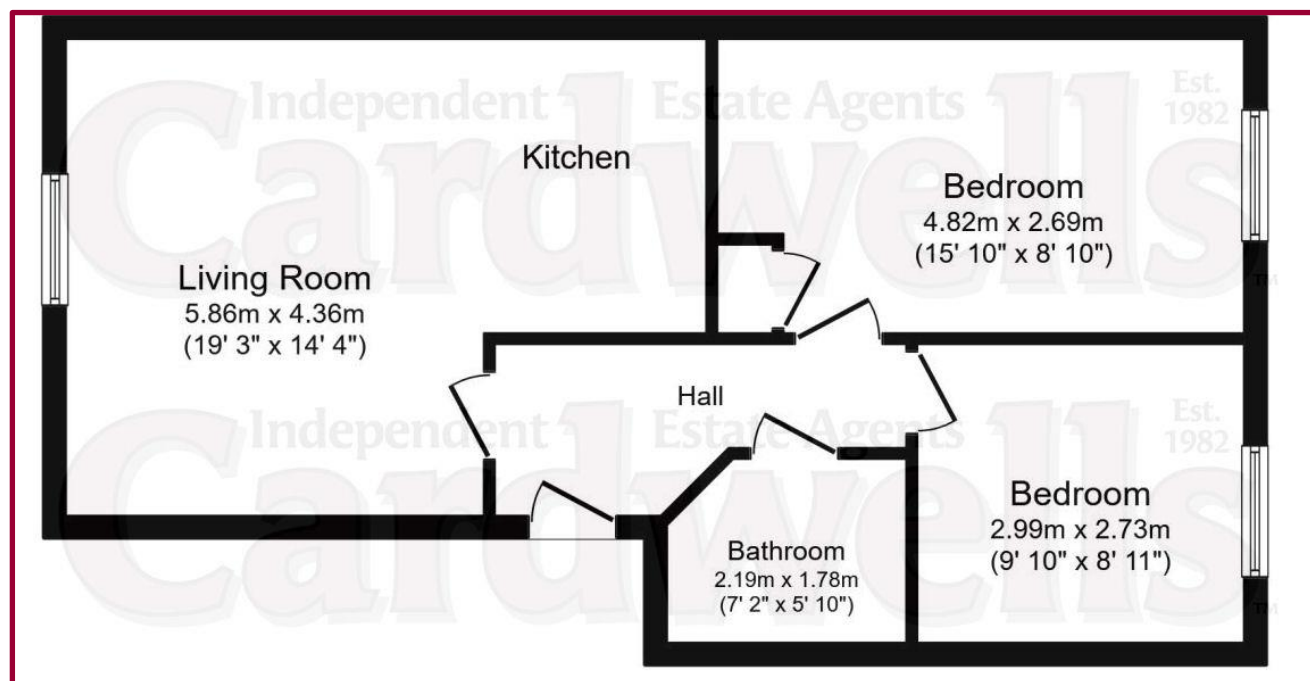




| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |
| WWW.EPC4U.COM | | |



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WORSLEY GARDENS, MOUNTAIN STREET, WORSLEY, M28 3ST



- Two bedroom ground floor apartment
- Wonderful but to let potential
- Sold with no upward chain delay
- UPVCDG, electric heating
- Decorations and carpets Summer 2024
- Quality fitted kitchen, lounge / diner
- White 3pc bathroom suite
- Early viewing recommended



Offers Over £85,000

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



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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.

Offered for sale with early vacant possession and no further upward chain delay, is this recently improved two bedroom ground floor apartment. Situated in a consistently popular location, there is easy access to the motorway network, railway network, shops, restaurants sporting and recreational facilities. The property may be an ideal addition to a landlords rental property portfolio and are equally of interest to owner occupiers. In the summer of 2024 the property has been re-decorated and new carpets have been fitted, The accommodation briefly comprises: ground floor entrance into the reception hallway, lounge/diner, professionally fitted kitchen, three piece white bathroom suite and two good bedrooms. The property enjoys use of the communal gardens and there are car parking facilities. There is a great deal to admire and an early viewing is recommended. In the first instance there is a walk through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204 381281, emailing bolton@cardwells.co.uk or visiting: www.cardwells.co.uk

Note: These photographs were taken before the current tenant moved in.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 12' 2" x 5' 1" (3.715m x 1.560m) Measured at maximum points, neutrally decorated, new carpet.

Kitchen: 9' 0" x 5' 11" (2.755m x 1.807m) A professionally fitted kitchen with a matching range of base and wall cabinets, built under oven/grill, electric hob, stainless steel sink and drainer with mixer tap, UPVC window to side, ceramic wall tiling, wall mounted, modern style metal RCD fuse box.

Lounge: 14' 4" x 12' 10" (4.374m x 3.916m) New UPVC windows to the front, electric heater, neutral decorations, new carpet in the summer of 2024, opens up into the kitchen.

Bathroom: 7' 2" x 5' 8" (2.173m x 1.722m) Measured at maximum points. A white three piece bathroom suite comprising wash hand basin, dual flush wc, bath with shower, extractor fan, ceramic wall tiling, electric heater.

Bedroom One: 15' 8" x 8' 11" (4.768m x 2.730m) UPVC window to the rear, neutral decorations, new carpet in the summer of 2024, electric heater.

Bedroom Two: 9' 8" x 9' 1" (2.959m x 2.764m) UPVC window to the rear, electric heater, neutral decorations, new carpet in the summer of 2024.

Communal Gardens: The property enjoys use of the communal gardens.

Parking: There is an allocated car parking space in the gated car parking area to the front of the property.

Council Tax: The property falls within the borough of Salford with a Council Tax band of A, at an annual cost of £1,635 per annum

Flood Risk Information. Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having "No Risk" of flooding.

Conservation Area. Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Tenure: Cardwells Estate Agents Bolton pre marketing research shows that the property is Leasehold enjoying a term of 999 years from 24 June 1923. We are advised the ground rent is £229.54, the service charge is £1188

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing;

bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting a property 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

