



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

Independent Estate Agents
Cardwells Est. 1982

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THE CRESCENT, WORSLEY, M28 2WY



- Charming Grade II listed cottage
- No upward chain involved
- In the heart of Worsley village
- Many character features
- 2 reception rooms, 3 bedrooms
- Lovely gardens, good local amenities
- Good transport links
- Viewing highly recommended



Offers in the Region Of £425,000

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

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.

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Cardwells are delighted to offer for sale, this charming Grade II listed cottage, within the heart of Worsley Village. Offered for sale with 'no upward chain involved' this double fronted three bedroom house, would make an ideal family home, with spacious accommodation. Set in a picturesque location, next to Worsley Green this is ideal for travelling to Manchester and throughout the North-West. Worsley Village has an array of good local shops, restaurants and lovely scenic walks, with The Bridgewater canal and the loop line, on the doorstep. There are many features, including wooden beams, three bedrooms, family bathroom, separate shower room and delightful gardens. The accommodation briefly comprises entrance porch, dining room, lounge, kitchen, utility room and a wc room. Upstairs there are three bedrooms, family bathroom and a separate shower room. Outside there are delightful gardens to the front and rear. The property also benefits from gas central heating. Viewing is highly recommended to fully appreciate this lovely characterful cottage 01204 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch:

Dining Room: 15' 3" x 14' 8" (4.64m x 4.47m) Window, to the front aspect, open plan staircase, wooden beams, radiator.

Lounge: 15' 8" x 13' 10" (4.77m x 4.21m) Double glazed French doors and window to the front aspect, feature stone fireplace, wooden beams to the ceiling, radiator.

Kitchen/Breakfast Room: 9' 3" x 12' 7" (2.82m x 3.83m) Oak fronted window to the rear aspect, modern fitted wall and base units with complementary work surfaces and splashbacks, inset one and half bowl single drainer stainless steel sink unit (Franke), built in oven and grill, inset halogen hob, integrated dishwasher, integrated fridge and freezer, tiled floor, radiator.

Utility Room: 9' 4" x 4' 9" (2.84m x 1.45m) Timber framed glazed door and window to the rear aspect, tiled floor, radiator, space for automatic washing machine.

Separate wc: Window to the rear aspect, low level w.c, wash hand basin, tiled floor, radiator.

Bedroom One: 15' 7" x 12' 7" (4.75m x 3.83m) Two windows to the front and rear aspects, built in double wardrobe, radiator.

Bedroom Two: 11' 5" x 9' 0" (3.48m x 2.74m) Window to the front aspect, built in double wardrobe, radiator.

Bedroom Three: 11' 4" x 12' 8" (3.45m x 3.86m) Window to the rear aspect, radiator.

Bathroom: 9' 0" x 6' 5" (2.74m x 1.95m) Window to the side aspect, matching 3 piece suite comprising, panel enclosed bath, low level w.c, wash hand basin, radiator, fitted airing cupboard, radiator, part tiling to the walls.

Shower Room: 7' 2" x 2' 7" (2.18m x 0.79m) Tiling to the walls, chrome plated towel rail.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.06 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band F annual charges of £3,748

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is in a conservation area.

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.

Thinking of selling or letting: 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

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