



Independent Estate Agents
Cardwells Est. 1982

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WINDMILL RISE, WORSLEY, M28 1FL



- No onward chain
- Two double bedrooms
- Recently modernised shower room
- Modern fitted kitchen
- Cloakroom/wc
- Large South facing rear garden
- One allocated parking space
- Cul-de-sac position



£250,000

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 11 Institute St, Bolton, BL1 1PZ
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 E: bolton@cardwells.co.uk

BURY
 14 Market St, Bury, BL9 0AJ
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN and probate has been applied for. This superb modern end town house is located within the much sought after residential location of Worsley in Manchester. The location is superb with easy access to many local amenities within Boothstown and Worsley with commuter access to Manchester City Centre on the doorstep. Internally the property is well looked after and briefly comprises an entrance hall, spacious lounge, kitchen/diner and cloakroom/wc to the ground floor with two double bedrooms and a modern three piece shower room to the first floor. Externally there is allocated parking for one car at the front with the rear of the property being South facing, having a good size patio area with a lawned garden surrounded by mature borders to the rear and to the side of the property. Viewing is highly recommended to appreciate the style and standard of the accommodation 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: Ceiling light point, coving to the ceiling, radiator.

Lounge: 13' 9" x 12' 4" (4.18m x 3.77m) Ceiling light point, coving to the ceiling, radiator, double glazed window to the front.

Kitchen/diner: 12' 2" x 12' 3" (3.70m x 3.73m) Downlights, coving to the ceiling, radiator, range of fitted wall and base units with integrated stainless steel sink with mixer tap and drainer, extractor fan, gas hob, electric oven, microwave, fridge freezer, space for a washing machine and dryer, tiled splashback to the wall walls, double glazed French doors leading onto the patio.

Cloakroom/wc: 6' 9" x 3' 5" (2.06m x 1.03m) Ceiling light point, extractor fan, double glazed window to the rear, radiator, WC, wash hand basin, tiled walls.

Landing: Ceiling light point, coving to the ceiling, loft access.

Bedroom 1: 15' 10" x 10' 8" (4.83m x 3.26m) Ceiling light point, coving to ceiling, radiator, double glazed window to the front.

Bedroom 2: 15' 3" x 8' 11" (4.65m x 2.72m) Ceiling light point, coving to the ceiling, radiator, double glazed French doors to Juliette balcony.

Bathroom: 8' 0" x 6' 7" (2.43m x 2.01m) Ceiling light point, double glazed window to the rear, wall mounted vertical ladder radiator, extractor fan, three-piece suite incorporating a WC, wash hand basin, walk-in shower, tiled walls.

Externally: To the front of the property there is parking for two cars. The rear of the property has good size patio area and a lawned garden with mature borders to the rear and to the side.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

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

Council Tax: Cardwells estate agents Bolton research shows the property is band B annual charges of £2,018

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 not 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. A walk through viewing video is available to watch in the first instance.

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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