

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(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			



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CHILHAM STREET, BOLTON, BL3 3QX



- Sold via Auction
- Semi detached home
- Two double bedrooms
- Good sized rear garden
- Potential to extend
- Lounge and kitchen/diner
- Gas C.H and double glazing
- Close to amenities and commuter



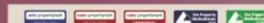
Auction Guide Price £135,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN and to be sold via AUCTION is this semi detached home located within the popular area of Morris Green in Bolton. Internally the property comprises a lounge and kitchen/diner to the ground floor with two double bedrooms and a bathroom to the first floor. Whilst the property does need updating it offers great potential being located within a very popular area of Bolton. Externally there is gated access at the front to a flagged path which leads round to the side of the property and a gate leading to the rear also to the front there are a couple of flowerbeds and a door leading into the vestibule. To the rear of the property there is a good sized garden giving the potential to extend ,subject to the necessary planning permissions, flagged patio area leading to a lawned garden with a further patio area to the rear with space for a shed and there's also a gate leading to the front of the property. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Vestbule: Door leading into the lounge.

Lounge: 15' 2" x 12' 10" (4.63m x 3.90m) Ceiling light point, coving to the ceiling, radiator, double glazed bay window to the front, wall mounted gas fire.

Kitchen diner: 15' 1" x 12' 9" (4.60m x 3.88m) Ceiling light points, under stairs storage, double glazed windows to the rear, double glazed door leading to the rear garden, radiator, wall mounted gas fire, fitted wall and base units with space for a gas cooker, washing machine, stainless steel sink with mixer tap and drainer, tiled splashback to the walls.

Landing: Ceiling light point, radiator.

Bedroom 1: 15' 2" x 12' 10" (4.62m x 3.92m) Ceiling light point, radiator, double glazed windows to the front, or mount of gas fire.

Bedroom 2: 12' 9" x 9' 11" (3.88m x 3.01m) Ceiling light point, radiator, double glazed window overlooking the rear garden, fitted wardrobes, wall mounted boiler.

Bathroom: 6' 11" x 4' 10" (2.12m x 1.48m) Ceiling light point, double glazed window to rear, three-piece suite incorporating a WC, pedestal sink, panel bath with electric shower over, tiled splashback to the walls.

Outside: To the front of the property, there is gated access to a flagged path which leads round to the side of the property and a gate leading to the rear also to the front there are a couple of flowerbeds and a door leading into the vestibule. To the rear of the property there is a good sized garden giving the potential to extend ,subject to the necessary planning permissions, flagged patio area leading to a lawned garden with a further patio area to the rear with space for a shed and there's also a gate leading to the front of the property.

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 Leasehold, 995 years from 24 June 1928

Council tax: Cardwells estate agents Bolton research indicates the property is band B annual cost of £1763

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.

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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