



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Independent Estate Agents  
**Cardwells** Est. 1982

[www.cardwells.co.uk](http://www.cardwells.co.uk)

**MORNINGTON ROAD, BOLTON, BL1 4EN**



- Lovely mid terraced house
- 2 bedrooms & loft room
- Extended kitchen family room
- Popular & convenient location
- Ideal 1st time home or 'buy to let'
- Close to excellent amenities
- Good transport links
- Viewing recommended



**Offers in the Region Of £150,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Cardwells are pleased to offer for sale this, lovely extended mid terraced house, situated in a very popular and convenient location. The property is well presented and benefits from two good sized bedrooms, a useful loft room and a modern open plan kitchen family room. The area is well served with local shops, good schools and transport links, with easy access to Bolton town Centre and throughout the northwest. The house would make an ideal first time home, or perhaps a buy to let landlord. To arrange a viewing please contact Cardwells estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The accommodation briefly comprises. Vestibule, lounge and an open plan kitchen family room. Upstairs there are two bedrooms and a bathroom. From the landing a doorway and staircase leads to a useful loft room.

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC front door leading to

**Vestibule:**

**Lounge:** 14' 3" x 12' 7" (4.34m x 3.83m) uPVC double glazed window front aspect, radiator, partial panelling to the walls, coving to the ceiling.

**Open plan kitchen family room:**

**Kitchen:** 8' 4" x 8' 4" (2.54m x 2.54m) Fitted modern wall and base units, with wooden block surfaces, built in oven, induction hob, extractor hood above, ceramic sink unit with mixer tap, space for a fridge freezer, space for a dishwasher, open under stairs storage space, space for a washing machine and a tumble dryer, tiled floor, part tiling to the walls.

**Family area:** 10' 8" x 7' 10" (3.25m x 2.39m) Double glazed skylight window, uPVC double glazed sliding door, rear aspect, tiled floor, inset spotlights to the ceiling.

Enclosed staircase to the landing.

**Landing:** Inset spotlights to the ceiling, doors lead to

**Bedroom 1:** 12' 0" x 11' 6" (3.65m x 3.50m) uPVC double glazed window front aspect, radiator.

**Bedroom 2:** 8' 7" x 8' 3" (2.61m x 2.51m) uPVC double glazed window rear aspect, radiator, partial panelling to the walls.

**Shower room:** uPVC frosted double glazed window rear aspect, white suite comprising, bath with a shower above, close coupled WC, wash basin, heated towel rail, partial panelling to the walls.

From the landing a door and staircase leads to

**Loft room:** 12' 4" x 11' 10" (3.76m x 3.60m) Two double glazed skylight windows, built in eaves storage space.

**Outside:** To the front there is a gate and a paved pathway, with a gravelled area To the rear there is an enclosed yard/garden, with a paved area and steps lead up to an 'Astro turf' surface garden. A gate gives access to the rear lane.

**Viewings:** Please call Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Leasehold 999 years from 1 May 1880

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1600

**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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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