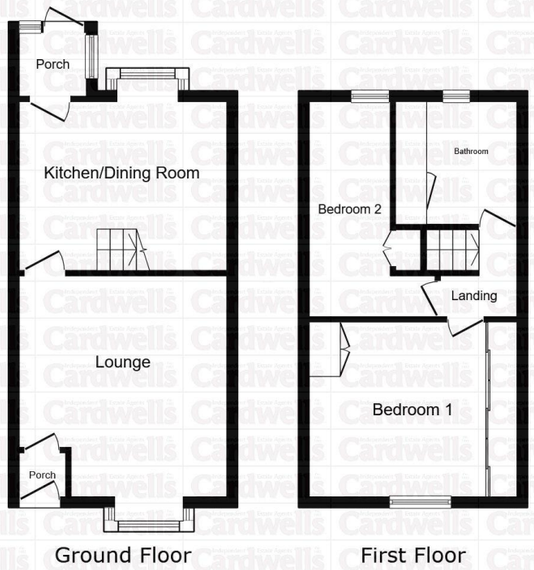


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

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ELLESMERE ROAD, BOLTON, BL3 3JT



- No Chain Involved
- Two Bedroom mid terraced
- Spacious Lounge
- Kitchen & rear porch
- Generous size bathroom
- Front garden, yard to rear
- Popular Morris Green Location
- Close to Local Amenities and Transport Links





Offers in the Region Of £150,000

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
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Incorporating: Wright Dickson & Catlow. WDC Estates

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Ellesmere Road, Morris Green, Bolton No Chain Involved | Two Bedrooms | Ideal First-Time Buy or Investment Opportunity
Cardwells Estate Agents are pleased to offer for sale this two-bedroom mid terraced house, situated within the popular Morris Green area of Bolton and offered with the advantage of no onward chain. The accommodation briefly comprises entrance vestibule, leading into a lounge and a kitchen to the ground floor. To the first floor, there are two good bedrooms and a family bathroom. Externally, the property benefits from a garden to the front and rear yard, with off street parking if required. Conveniently located close to local shops, schools, amenities and transport links, the property is well placed for easy access to Bolton town centre and the surrounding road network. This property will appeal to a variety of purchasers, including first-time buyers looking to take their first step onto the property ladder, as well as investors seeking a rental opportunity

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Vestibule:

Lounge: 13' 1" x 15' 3" (3.98m x 4.64m) uPVC double glazed bay window front aspect, feature fireplace incorporating a living flame gas fire, radiator, coving to the ceiling.

Kitchen: 13' 1" x 10' 8" (3.98m x 3.25m) uPVC double glazed window rear yard expect, fitted wall and base units with complementary working surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, built-in oven, four ring gas burner hob, concealed extractor hood above, space for a washing machine, space for a fridge, radiator, built in under stairs storage cupboard.

Rear porch: uPVC double glazed windows and a door, yard aspect.

Landing: Doors lead to

Bedroom 1: 13' 1" x 11' 6" (3.98m x 3.50m) uPVC double glazed window front aspect, fitted wardrobes with overhead storage cupboards and a matching dressing table unit and bedside drawers, radiator.

Bedroom 2: 8' 5" x 7' 10" (2.56m x 2.39m) Double glazed window rear aspect, fitted wardrobes with overhead storage cupboards and matching drawers,radiator, access to the loft.

Bathroom: 13' 4" x 5' 6" (4.06m x 1.68m) uPVC frosted double glazed window rear aspect, white suite comprising, enclosed bath with mixer tap, close coupled WC, wash basin, shower cubicle, tiling to the walls, built in airing cupboard, radiator.

Outside: Front - A metal gate and a pathway leads to an enclosed garden. Rear - There is a generous sized rear yard with a roller shutter door, giving access to the rear lane, providing off street parking.

Tenure: Cardwells estate agents Bolton research indicates the property is Freehold.

Council tax: Cardwells estate agents Bolton research indicates the property is band A £1600 per annum

Total area: Cardwells estate agents Bolton research indicates the property is 685 sqft

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 sellling 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 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

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










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