



GEORGINA STREET, MORRIS GREEN, BL3 3QF



- Mid terraced house
- Extended accommodation
- Ideal 1st time home
- 2 reception rooms
- 2 Bedrooms
- Good transport links & amenities
- Popular & convenient location
- Viewing recommended



Offers in Excess of £150,000

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Incorporating: Wright Dickson & Catlow, WDC Estates

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A traditional two bedroom mid terrace house, situated in a very popular and convenient location. The property benefits from a kitchen extension, a lounge and a separate dining room. Morris Green has good local amenities which includes, shops, schools and good transport links, with the motorway network within easy reach. The property would make an ideal first time home or perhaps as a buy to let investment. Viewing is highly recommended through Cardwell's estate agents Bolton, (01204) 381281, bolton@cardwells.co.uk. The accommodation briefly comprises Lounge, separate dining room and a kitchen. Upstairs there are two bedrooms and a bathroom. Outside there is a generous sized enclosed yard to the rear. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC double glazed front door

Lounge: 14' 2" x 13' 2" (4.31m x 4.01m) uPVC double glazed window front aspect, feature fireplace incorporating a multi fuel burning stove, with a marble hearth radiator, coving to the ceiling.

Dining room: 12' 2" x 14' 2" (3.71m x 4.31m) uPVC double glazed French doors, rear yard aspect, built in under stairs storage cupboard, radiator, spindled staircase to the landing, coving to the ceiling.

Kitchen: 10' 3" x 5' 8" (3.12m x 1.73m) uPVC double glazed window yard aspect, modern fitted wall and base units with complementary worktop surfaces and splashback, stainless steel sink unit with mixer tap, space for a cooker, extractor hood above, space for a fridge, radiator, inset spotlights to the ceiling, tiled floor.

Landing: Doors lead to

Bedroom 1: 14' 1" x 10' 7" (4.29m x 3.22m) uPVC double glazed window front aspect, radiator.

Bedroom 2: 15' 0" x 7' 0" (4.57m x 2.13m) 2 uPVC double glaze window rear aspect, radiator.

Bathroom: 9' 6" x 7' 0" (2.89m x 2.13m) uPVC frosted double glazed window rear aspect, enclosed bath with a shower above, wash basin, close coupled WC, radiator, tiled splashback, radiator, inset spotlights to the ceiling.

Outside: There is an enclosed yard to the rear which is mainly gravelled, with raised plant beds and a paved area to the bottom of the yard. A gate gives access to the rear lane.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the propert is leasehold, 999 years (less 10 days) from 25 December 1910

Council tax: Cardwells estate agents Bolton research indicates the property is band A council tax £1511 per annum

Flood risk: 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

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