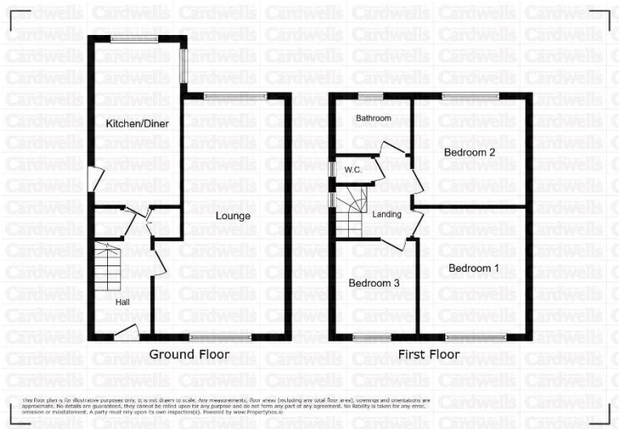








This floor plan is for illustrative purposes only, it is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No 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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HILTON BANK, WORSLEY, M28 0RX



- No onward chain
- Detached family home
- Set upon a corner plot
- Three good sized bedrooms
- Large lounge and kitchen/diner
- Driveway and garage parking
- Close to many local amenities
- Fantastic for the commuter







Offers in the Region Of £300,000

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

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Offered for sale with No Onward Chain via Cardwells Estate Agents Bolton, this three-bedroom detached family home occupies a generous corner plot within a highly sought-after residential area of Worsley. Requiring a degree of modernisation, the property presents an excellent opportunity for buyers to create a home to their own specification whilst benefiting from well-proportioned accommodation and exciting potential for future extension, subject to the necessary planning permissions and building regulations. Internally, the accommodation briefly comprises an entrance hallway, a spacious lounge and a fitted kitchen/dining room to the ground floor. To the first floor there are three good-sized bedrooms, a family bathroom and a separate WC. Externally, the property enjoys a prominent corner plot position, offering excellent outdoor space and scope for further development. To the front there is a driveway providing off-road parking, which leads to a single garage, adding further practicality for family living. The location is one of the property's key attractions. Worsley is renowned for its excellent range of local amenities, highly regarded schools and attractive surroundings.

The property is conveniently situated for access to the M60, M61 and M62 motorway networks, ideal for commuters travelling throughout Greater Manchester and beyond. Nearby Walkden and Patricroft train stations provide regular rail services to Manchester and surrounding areas, whilst Manchester City Centre is approximately seven miles away, offering an extensive selection of shopping, dining, leisure and employment opportunities. This is a rare opportunity to acquire a detached family home in a desirable location with tremendous scope for improvement and extension, making it an ideal purchase for families, developers or those seeking a long-term home with future potential. Viewing is highly recommended to fully appreciate the accommodation, plot size and potential on offer. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281, Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, coving to the ceiling, radiator, under stairs storage with wall mounted Baxi boiler.

Lounge: 23' 8" x 10' 1" (7.22m x 3.07m) Ceiling light point, wall lamps, coving to the ceiling, electric fire and surround, double glazed windows to the front and the rear, radiators.

Kitchen diner: 16' 4" x 8' 9" (4.99m x 2.66m) Ceiling light points, coving to the ceiling, double glazed window to the rear and the side overlooking the garden, radiator, range of fitted wall and base units with space for electric cooker, under counter fridge, under counter freezer, washing machine, one and a half bowl stainless steel sink with mixer tap and drainer, radiator, door to the side.

Landing: Ceiling light point, coving to the ceiling, loft access, double glazed window to the side.

Bedroom 1: 12' 8" x 10' 8" (3.85m x 3.26m) Ceiling light point, coving to the ceiling, double glazed window to the front, radiator.

Bedroom 2: 11' 3" x 10' 8" (3.43m x 3.24m) Ceiling light point, double glazed window overlooking the rear garden, coving to the ceiling, radiator.

Bedroom 3: Ceiling light point, coving to the ceiling, double glazed window to the front, radiator, laminate flooring, storage cupboard.

WC: 4' 8" x 2' 7" (1.41m x 0.78m) Ceiling light point, coving to the ceiling, double glazed window to the side, Wc, laminate flooring.

Bathroom: 7' 6" x 5' 5" (2.28m x 1.66m) Ceiling light point, wall mounted vertical ladder radiator, vanity unit with inset sink, walk-in shower cubicle, double glazed window to the rear, storage cupboard, Laminate flooring, tiled walls.

Outside: To the rear of the property there is a flagged patio area with a lawned garden with flower beds to the rear and sides, space for a shed and greenhouse.

Viewings: Please contact 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, 999 years from 5 November 1971

Council tax: Cardwells estate agents Bolton research indicates the property is band C £2306 per annum

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.

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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