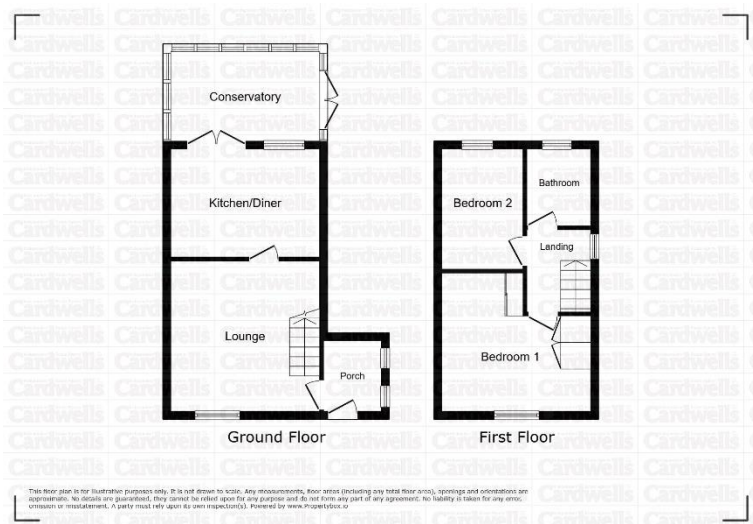
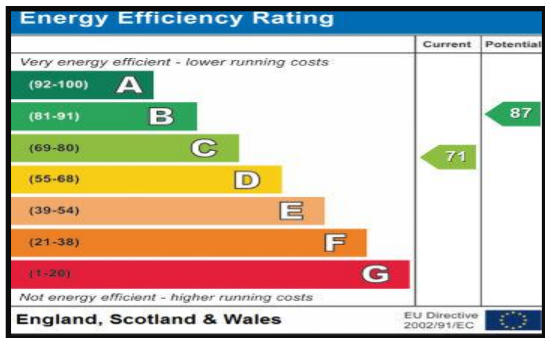




Independent Estate Agents Cardwells

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MORTFIELD GARDENS, BOLTON, BL1 3AQ



- Semi detached home
- Ideal for first time buyers or those downsizing
- Lounge and kitchen/diner
- Large conservatory
- Two bedrooms
- Gas central heating
- Front and rear gardens
- Potential for off road parking



£165,000

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

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

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.



Situated within a pleasant tree lined cul-de-sac just off Avenue Street, this well presented two bedroom semi-detached home offers spacious accommodation ideally suited to first time buyers, young families and those looking to downsize. The accommodation briefly comprises an entrance porch, a comfortable lounge, a fitted kitchen/diner and a particularly generous conservatory to the ground floor, providing excellent additional living and entertaining space overlooking the rear garden. To the first floor are two well proportioned bedrooms and a three piece family bathroom suite. Externally, the property enjoys a tucked away position within a popular residential setting whilst remaining conveniently located for a wide range of everyday amenities. Mortfield Gardens is ideally placed within approximately two miles of Bolton town centre and benefits from excellent access to local shopping facilities along Chorley Old Road together with larger supermarkets including Morrisons, Asda, Aldi, Tesco and Sainsbury's nearby. The area is also well served by a selection of highly regarded educational establishments including Oxford Grove Primary School, Brownlow Fold Primary School, St Joseph's RC Primary School, Eden Boys' School and Bolton School. For those with active lifestyles, the property is conveniently positioned for a variety of sporting and recreational facilities including Bolton Rugby Union Football Club, local gyms and fitness centres, Queens Park, and sports clubs throughout the wider Bolton area. Combining a quiet residential position with excellent access to schools, shopping and leisure amenities, this attractive home offers an excellent opportunity to acquire a property in a consistently popular location. Externally there is a well presented lawned garden to the front with the rear of the property having a low maintenance artificial lawn, storage to the side and double gates giving the potential for additional off road parking.

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:

Porch: 7' 6" x 2' 11" (2.28m x 0.90m) Ceiling light point, double glazed windows to the side, tiled floor with splashback to the walls.

Lounge: 13' 0" x 12' 10" (3.96m x 3.92m) Ceiling light point, coving to the ceiling, wall lamps, double glazed window to the front, radiator, stairs to the first floor.

Kitchen Diner: 12' 9" x 9' 5" (3.89m x 2.86m) Downlights, double glazed window to the rear, double glazed French doors leading to the conservatory, radiator, wall mounted boiler, range of fitted wall and base units with integrated one and a half bowl stainless steel sink with mixer tap and drainer, extractor fan, four ring gas hob, electric oven, space for a washing machine and American style fridge/freezer, tiled floor with splashback to the kitchen walls.

Conservatory: 13' 1" x 7' 10" (3.99m x 2.38m) Tiled flooring, double glazed windows, double glazed French style doors leading to the garden.

Landing: Ceiling light point, double glazed window to the side, storage cupboard, loft access.

Bedroom 1: 13' 0" x 12' 1" (3.96m x 3.68m) Ceiling light point, radiator, double glazed window to the front.

Bedroom 2: 10' 6" x 7' 1" (3.20m x 2.16m) Ceiling light point, double glazed window to the rear, radiator.

Bathroom: 6' 9" x 5' 5" (2.05m x 1.65m) Ceiling light point, double glazed window to the rear, radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap, tiled floor and walls.

Outside: Externally there is a well presented lawned garden to the front with the rear of the property having a low maintenance artificial lawn, storage to the side and double gates giving the potential for additional off road 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 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.

Total area: Cardwells estate agents Bolton research indicates the property is approximately 737 sq ft.

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). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

