

## MORNINGTON ROAD, BOLTON, BL1 4ED



- Sold with tenant in situ
- Two reception rooms
- Ideal investment opportunity
- Accommodation over three floors
- Close to local amenities and schools
- Three double bedrooms
- Superb commuter routes



Offers in the Region Of £200,000

### BOLTON

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Incorporating: Wright Dickson & Catlow, WDC Estates

### BURY

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E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

### LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ

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ATTENTION INVESTORS! Located within the popular area of Heaton is this good sized garden fronted mid terraced property, which is to be sold with TENANT IN SITU. The property is approximately 96 square meters, currently rented at £1000 PCM and has an EPC rating of D, which is valid until 10/10/27. Mornington Road is an ideal spot for the investor with its locality to many local amenities, schools and being a short distance to Bolton town centre and the bus/train station. Internally the property comprises and entrance hallway, two good sized reception rooms and a kitchen to the ground floor with two double bedrooms and a bathroom to the first floor with a further third double bedroom to the second floor. Externally there is gated access to a low maintenance garden at the front with a low maintenance flagged yard to the rear. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204 381281 Email [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit [www.cardwells.co.uk](http://www.cardwells.co.uk)

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

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Door leading into the entrance hallway.

**Entrance hallway:** Ceiling light point, to the ceiling, radiator, stairs to the first floor.

**Lounge:** 11' 8" x 10' 7" (3.56m x 3.22m) Ceiling light point, coving to the ceiling, double glazed bay window to the front, radiator, electric living flame feature fireplace.

**Sitting room:** 15' 1" x 11' 1" (4.59m x 3.37m) Ceiling light point, loft access, radiator, electric feature fireplace and surround, double glazed window to the rear, door leading to the kitchen.

**Kitchen:** 7' 9" x 6' 11" (2.36m x 2.11m) Ceiling light point, door the side leading to the rear yard, double glazed window to the rear, under stairs storage, range fitted wall and base unit with space for a gas cooker, washing machine, fridge freezer, stainless steel sink with mixer tap and drainer.

**First floor landing:** Ceiling light point, radiator, stairs leading to bedroom three

**Bedroom 1:** 14' 2" x 10' 9" (4.32m x 3.28m) Ceiling light point, double glazed window to the front, radiator, fitted storage cupboards.

**Bedroom 2:** 16' 2" x 8' 7" (4.92m x 2.61m) Ceiling light point, radiator, double glazed window to the rear.

**Bathroom:** 7' 10" x 6' 10" (2.39m x 2.09m) Ceiling light point, radiator, double glazed window to the rear, three-piece suite incorporating a WC, pedestal sink, panelled bath with mixer tap, storage cupboard housing the wall mounted boiler, tiled splashback to the walls.

**2nd floor landing:** Ceiling light point, door into bedroom three.

**Bedroom 3:** 17' 0" x 14' 2" (5.17m x 4.32m) Ceiling light point, double glaze skylight, radiator, access to storage in the eaves.

**Outside:** To the front of the property there is gated access to a low maintenance garden with a low maintenance flagged yard to the rear.

**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, 990 years from 12 May 1897

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £511

**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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