



Independent Estate Agents

SEMINGTON VIEW, WALKDEN, M28 3UZ



- Very well presented 3 bed modern mews
- NO CHAIN
- Hall/lounge/kitchen/utility/cloaks Wc
- Ensuite to master/driveway parking
- Warmed by gas ch/upvc double glazed
- EPC C
- Sought after location
- Call Now to View



£264,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to market with No Chain this very well presented 3 bed mews on Semington View in Walkden. This is a lovely property on a modern development and is in close proximity to Walkden town centre and it's sought after amenities, local nurseries, schools and excellent transport links. Accommodation briefly comprising: Hall, lounge, dining kitchen, utility, cloaks W.C., landing, three bedrooms with an ensuite to the master and a family bathroom. To the outside is double driveway parking to the front and a low maintenance split level patio style enclosed rear garden. Warmed by gas central heating and uPVC double glazed throughout. A personal inspection comes with our highest recommendations to appreciate all this lovely property has to offer and viewings can easily be arranged by calling Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall 7' 10" x 4' 4" (2.39m x 1.32m) Turning staircase to the landing, wall mounted radiator.

Lounge 14' 5" x 12' 0" (4.39m x 3.65m) UPVC double glazed window, wall mounted radiator.

Dining Kitchen 12' 11" x 11' 11" (3.93m x 3.63m) Very well appointed professionally fitted kitchen comprising one and a half bowl sink unit with mixer tap over, high gloss base and wall units, contrasting roll top worktops, four ring hob with extractor above, fan assisted electric oven, complimentary tiled splash backs, freestanding white goods (these appliances will be maintained by the tenant)

Utility Room 6' 5" x 3' 3" (1.95m x 0.99m) Wall mounted gas combination boiler.

Cloaks W/C 5' 4" x 3' 5" (1.62m x 1.04m) Two piece suite comprising WC, wash basin, wall mounted radiator.

Landing 5' 0" x 9' 7" (1.52m x 2.92m)

Bedroom One 9' 8" x 9' 5" (2.94m x 2.87m) UPVC double glazed window, wall mounted radiator, fitted wardrobes.

En-Suite 8' 6" x 6' 0" (2.59m x 1.83m) Three piece suite comprising WC, wall mounted wash basin, walk in shower cubicle, frosted UPVC double glazed window, wall mounted radiator.

Bedroom Two 11' 8" x 8' 10" (3.55m x 2.69m) UPVC double glazed window, wall mounted radiator.

Bedroom Three 11' 9" x 6' 6" (3.58m x 1.98m) uPVC double glazed window, wall mounted radiator, built in airing cupboard.

Bathroom 7' 7" x 5' 7" (2.31m x 1.70m) Three piece suite comprising WC, wash basin on a vanity unit, bath with mixer shower attachment and fitted glass screen, wall mounted heated towel rail.

Externally To the outside is double driveway parking to the front and to the rear is a split level patio style enclosed garden.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 79 m².

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band C and the current cost is £2006.00 per annum payable to Salford council.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a leasehold tenure with 987 years remaining of a term of 999 years from 1 January 2014.

Flood risk information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

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