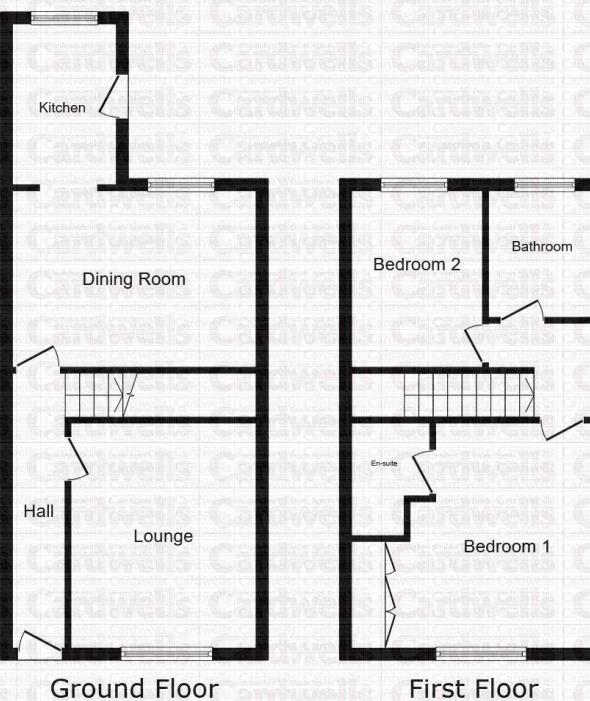


**PENDLEBURY ROAD, SWINTON, M27 4BA**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings 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](http://www.Propertybox.io)

- For sale by auction
- Popular & convenient location
- 2 bedrooms, 2 reception rooms
- Ideal rental investment
- Master bed with en suite
- Close to town Centre
- Good local amenities
- Easy access to Manchester



**Auction Guide Price £117,000**

**BOLTON**

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For sale by auction, this traditional mid terraced house, situated in a convenient location, close to Swinton town Centre. The area is well served with local shops schools and transport links, giving easy access to Manchester and throughout the north-west. The accommodation briefly comprises Entrance hall, lounge, separate dining room and a kitchen extension. Upstairs there are two good sized bedrooms and a family bathroom. The master bedroom has an en suite shower room. To arrange a viewing please contact Cardwell's estate agents Bolton, (01204) 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

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

uPVC double glazed front door leading to

**Entrance hall:** Radiator, staircase to the landing.

**Lounge:** 13' 2" x 10' 10" (4.01m x 3.30m) uPVC leaded light double glazed window front aspects, fireplace with a wooden mantle surround.

**Dining room:** 14' 3" x 10' 4" (4.34m x 3.15m) uPVC double glazed window rear aspect, radiator below, utility cupboard under the stairs.

**Kitchen:** 9' 5" x 6' 1" (2.87m x 1.85m) 2 uPVC double glazed window and a door, rear garden aspect, fitted wall and base unit, cooker, gas hob, tiled floor, part tiling to the walls, stainless steel sink unit, space for a washing machine and a fridge extractor fan.

**Landing:** Doors lead to

**Bedroom 1:** 13' 2" x 14' 2" (4.01m x 4.31m) uPVC double glazed window, front aspect, built in wardrobes, fitted drawers and a dressing table unit, radiator.

**En suite:** 9' 3" x 4' 7" (2.82m x 1.40m) Tiling to the floor and the walls, shower cubicle, close coupled WC, wash basin with mixer tap, chrome plated towel rail, built in airing cupboard.

**Bedroom 2:** 10' 7" x 7' 8" (3.22m x 2.34m) uPVC double glazed window, rear aspect, radiator below, access to the loft.

**Bathroom:** 7' 5" x 5' 0" (2.26m x 1.52m) Frosted double glazed window, rear aspect, white suite comprising, enclosed bath with mixer tap, close coupled WC, wash basin with mixer tap, tiled floor, tiling to the walls, chrome plated towel rail, fitted storage cupboard

**Outside:** A metal gate opens to the front garden. To the rear there is an enclosed garden/yard.

**Viewings:** All viewings are by advance appointment with 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, 996 years from 8 August 1883

**Council tax:** Cardwells estate agents Bolton research indicates the property is council tax A annual cost of £1635

**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](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 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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