



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Independent Estate Agents Est. 1982  
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**APARTMENT 8, OAKWOOD, MANCHESTER ROAD, SWINTON, M27 6WE**



- Superb first floor apartment
- No onward chain
- Two bedrooms
- Secure gated development
- Communal gardens and parking
- EPC rating C
- Short drive to Manchester
- Fantastic for the commuter



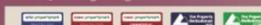
**OIRO £139,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered for sale with NO ONWARD CHAIN is this well presented first floor apartment located within a secure gated development just off Manchester Road, Clifton, Swinton. This well maintained property is ideally located for the commuter with the M60 motorway network just a few gear changes away and access to Manchester City Centre is a short drive down Manchester Road and Bolton Road. Internally the property comprises an entrance hallway with secure entry system, open plan kitchen/living room, two bedrooms and a family bathroom. Externally the property is sat within a secure gated development with communal gardens and parking. 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)

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

**Entrance hallway:** Ceiling light point, radiator, laminate effect flooring, intercom system.

**Living room/kitchen area:** 17' 2" x 11' 3" (5.22m x 3.44m) Ceiling light point, double glazed window to the front, radiator, range of fitted wall and base units with extractor fan, integral gas hob, electric oven, dishwasher, stainless steel sink with mixer tap and drainer, space for a washing machine, tiled floor with splashback to the kitchen walls and laminate flooring to the living area, radiator.

**Bedroom 1:** 11' 1" x 8' 1" (3.38m x 2.46m) Ceiling light point, radiator, laminate effect flooring, double glazed windows to the front.

**Bedroom 2:** 9' 5" x 8' 1" (2.87m x 2.46m) Ceiling light point, radiator, laminate effect flooring, double glazed window to the front, fitted wardrobe.

**Bathroom:** 7' 1" x 5' 9" (2.17m x 1.74m) Ceiling light point, extractor fan, wall mounted vertical ladder radiator, three piece suite incorporating a wc, pedestal sink, panelled bath with mixer tap and shower above, tiled floor and walls.

**Outside:** Secure gated access to well kept communal gardens and parking.

**Viewings:** Please contact 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, 999 years from 1 January 2007. We are advised the service charge is £1860 per annum

**Council tax:** Cardwells estate agents Bolton research indicates the property is band B annual cost of £1907

**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:** 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)

**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.

