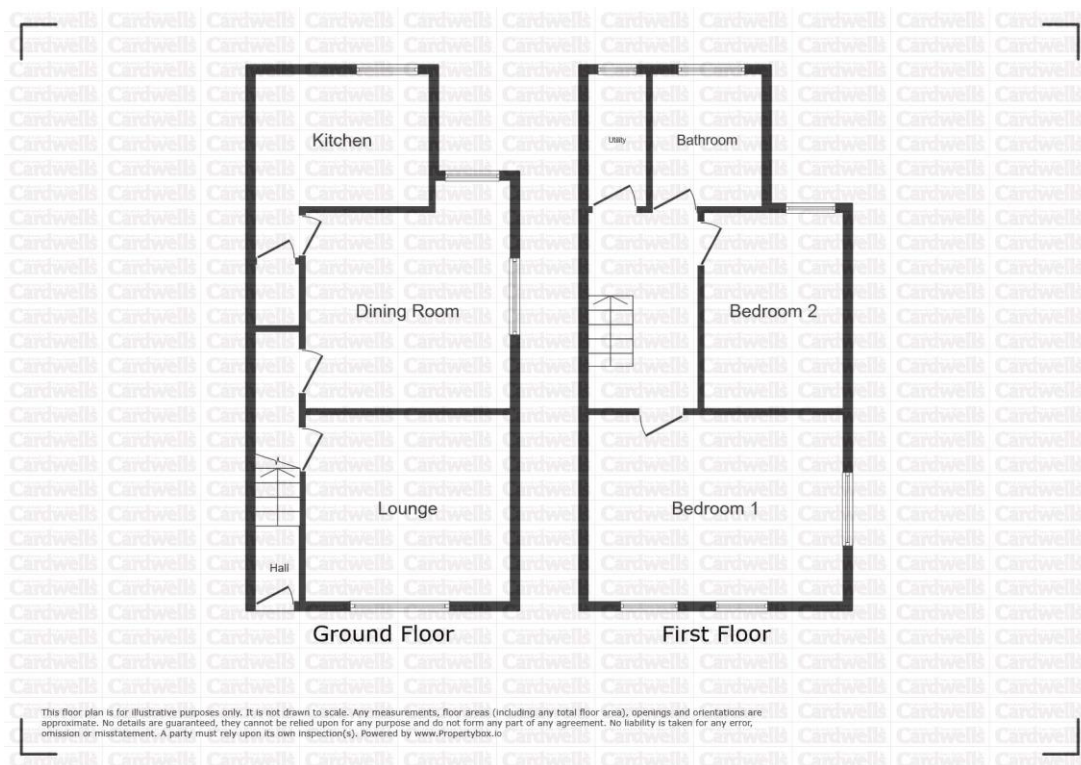




PEACOCK AVENUE, SALFORD, M6 7FP



- 2 bedrooms
- No upward chain involved
- Updating required
- Cash buyers/investors only
- 2 reception rooms
- Good local amenities
- Easy access to city centre
- Mid terraced house



£150,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

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BURY

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T: 0161 761 1215

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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.



Attention, cash investors, this traditional brick built mid terraced house, offering great potential to refurbish and update to your own style. The location is superb, with excellent transport links and bus routes, into Manchester city centre, via East Lancashire Road (A580). There are good local shops and amenities situated in Bolton Road, including shops takeaways and pubs. The accommodation briefly comprises entrance hall, lounge, dining room and a kitchen. Upstairs there are two good sized bedrooms, a wet room and a WC room. Outside there is an enclosed yard to the rear. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hallway: UPVC double glazed front door into the hallway with coving to the ceiling, enclosed staircase to the landing.

Lounge: 10' 11" x 11' 8" (3.32m x 3.55m) UPVC double glazed window to the front aspect, tiled fireplace incorporating a gas fire, coving to the ceiling.

Dining Room: 13' 4" x 12' 3" (4.06m x 3.73m) UPVC double glazed window to the rear aspect, tiled fireplace incorporating a gas fire.

Inner hallway: Built-in under stairs storage cupboard.

Kitchen: 7' 9" x 10' 2" (2.36m x 3.10m) UPVC double glazed window, UPVC door to the rear aspect, fitted wall and base units, stainless steel sink units with mixer tap, space for a cooker.

Landing: Access to the loft, doors lead to:

Bedroom One: 11' 0" x 15' 5" (3.35m x 4.70m) 2 UPVC double glazed windows to the front aspect, cast iron fireplace built in storage cupboard.

Bedroom Two: 11' 6" x 10' 3" (3.50m x 3.12m) UPVC double glazed window to the rear aspect, cast iron fireplace.

WC room: 8' 1" x 6' 5" (2.46m x 1.95m) UPVC frosted double glazed window to the rear aspect, close coupled WC, wash basin, part tiling to the walls, fitted airing cupboard.

Wet Room: 8' 2" x 3' 6" (2.49m x 1.07m) UPVC frosted double glazed window to the rear aspect, wall mounted shower, inset spotlights to the ceiling.

Outside: There is a yard to the rear, brick storage room, a gateway gives access to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1730

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in a conservation 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.

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 market may be particularly helpful as a starting point before advertising your property sale. Just call us (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 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

