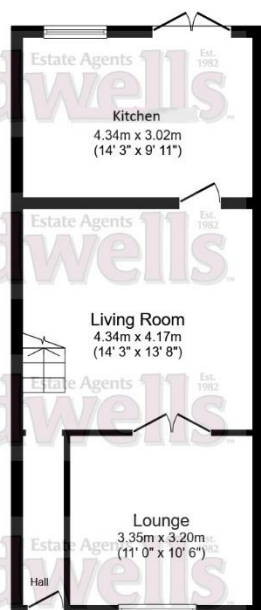


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	67
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

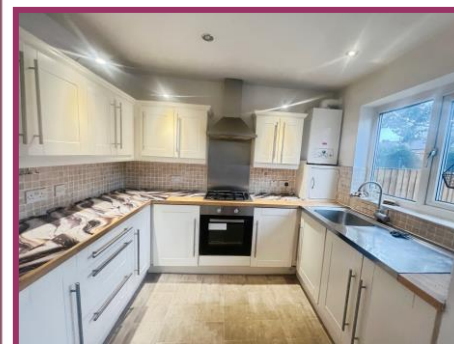


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WORSLEY ROAD NORTH, WORSLEY, M28 3GB



- Very well presented two bed mid terrace
- Hall/lounge/dining room/prof fitted kitchen
- Landing/2 double bedrooms/fitted master
- Well appointed four piece family bathroom
- Vacant possession/no upward chain!
- Outhouse utility/double storage garage
- Low maintenance front garden/rear decking
- Warmed by gas CH/UPVC double glazed



£190,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the market with vacant possession and no upward chain this is very well presented two bedroom mid terrace property on Worsley Road North in Walkden. Close to the town centre with fabulous transport links, amenities and local schools all within close proximity. Briefly comprising: Reception hallway, lounge, dining room, dining kitchen with double doors giving access to the rear garden. To the first floor there is a landing, two double bedrooms with a fitted wardrobes to the master bedroom and a very well appointed four piece bathroom suite. To the outside is a low maintenance front garden and the rear is a timber decked garden giving access to an outhouse utility and a double storage garage with electric up and over door. Viewings are readily available by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk. Please watch the online walk through video prior to booking your viewing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Reception Hallway 10' 8" x 3' 5" (3.25m x 1.04m) wall mounted radiator, inset ceiling spotlights.

Lounge 11' 1" x 10' 6" (3.38m x 3.20m) Laminate flooring, ceiling spotlights, UPVC double glazed window, radiator.

Dining Room 14' 4" x 13' 8" (4.37m x 4.16m) Laminate flooring, ceiling spotlights, spindled staircase to landing, under stairs storage, radiator.

Kitchen 13' 1" x 9' 4" (3.98m x 2.84m) Professionally fitted kitchen comprising, stainless steel sink with mixer tap over, base & wall units, oven, hob & extractor over, ceiling spotlights, tiled splash backs, double patio doors to rear, UPVC double glazed window, radiator.

Landing 13' 10" x 5' 3" (4.21m x 1.60m) Carpet, ceiling spotlights, radiator.

Bedroom One 14' 1" x 10' 11" (4.29m x 3.32m) Laminate flooring, ceiling spotlights, freestanding wardrobe, UPVC double glazed window, radiator.

Bedroom Two 13' 9" x 8' 8" (4.19m x 2.64m) Laminate flooring, ceiling spotlights, UPVC double glazed window, radiator.

Bathroom 9' 7" x 6' 5" (2.92m x 1.95m) Well appointed 4 piece bathroom suite comprising; w/c, wash basin, bath, walk in shower cubicle, floor and wall tiling, frosted UPVC double glazed window, radiator.

Outhouse/Utility Room Wash basin, work tops, plumbed for a washing machine, door to garage with up & over door, power & Lighting.

Outside To the outside is readily available on street parking and to the rear is a timber decked area giving access to a detached utility area and large storage garage with an electric up and over door .

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.

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

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,549.63 payable to Salford council.

Plot Size Cardwells Estate Agents Bolton research shows the plot size is approximately 0.03 acres.

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.

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.

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party. Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

