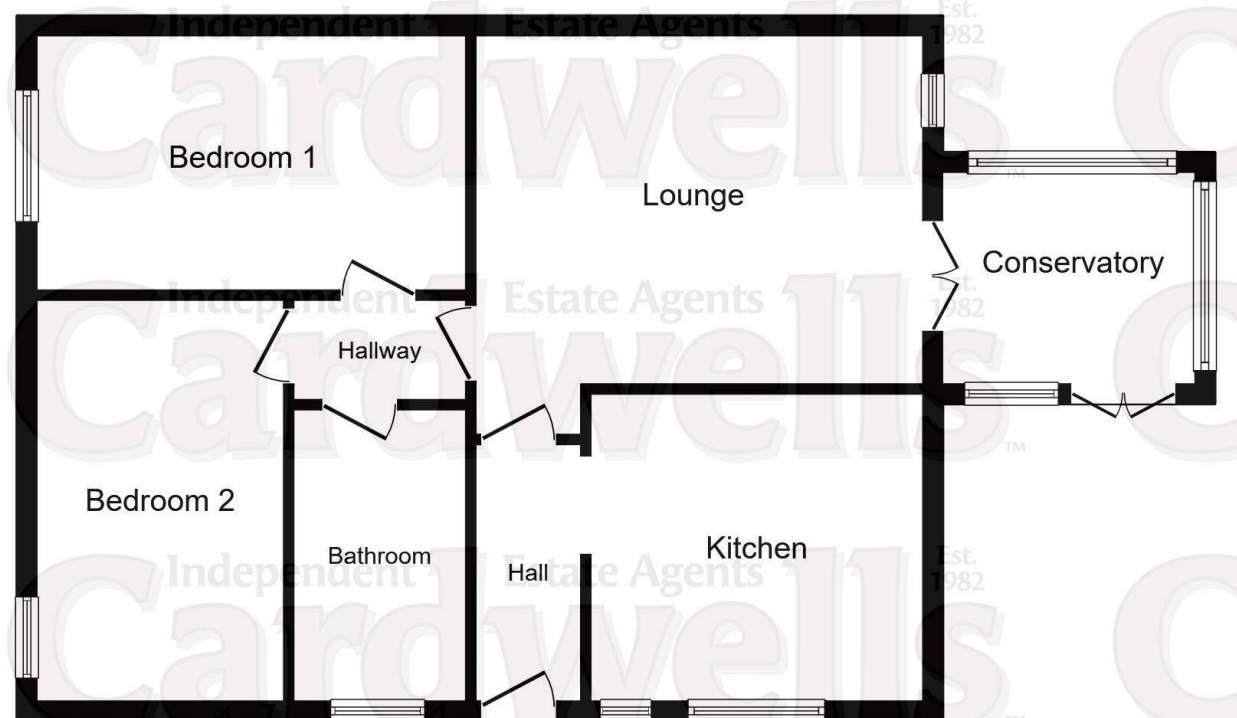




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ST. DOMINICS MEWS, MORRIS GREEN, BL3 3NX



Floor Plan

- Good size corner plot
- Well presented Gardens
- Lounge & Conservatory
- Two good size bedrooms
- Ample Parking
- Popular location
- Close to Royal Bolton Hospital
- Must be viewed



£190,000

BOLTON
 11 Institute St, Bolton, BL1 1PZ
 T: 01204 381 281
 E: bolton@cardwells.co.uk

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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.



An excellent two bedroom detached true bungalow set in a good size corner plot, which has been lovingly improved by the current owners. Located in a sought after residential area within close proximity to local primary and secondary schools, a wide range of amenities and the Royal Bolton Hospital. With easy access to Bolton town centre and the M61 motorway network. The accommodation briefly comprises entrance hall, lounge, kitchen, conservatory, two good size bedrooms and a bathroom. Private enclosed rear garden with a patio area and ample parking. The property benefits from uPVC double glazing, gas central heating. 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.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Porch: Laminate effect flooring with door to the entrance hallway.

Entrance Hallway: Ceiling light point, radiator, laminate effect flooring.

Kitchen: 12' 2" x 7' 3" (3.70m x 2.21m) Ceiling light point, double glazed windows, vinyl flooring with tiled splashback to the walls, fitted wall and base units with extractor fan, space for a gas cooker, washing machine and fridge/freezer, sink with mixer tap and drainer, breakfast bar.

Lounge: 15' 4" x 11' 11" (4.67m x 3.64m) Ceiling light point, laminate effect flooring, living flame gas fire and surround, radiator, double glazed window to the side, double glazed French doors to the conservatory.

Conservatory: 8' 8" x 8' 2" (2.64m x 2.48m) Ceiling light point, tiled flooring, double glazed windows, double glazed French doors leading to the garden.

Inner Hallway: Ceiling light point, storage cupboard.

Bedroom 1: 14' 8" x 8' 9" (4.48m x 2.66m) Ceiling light point, fitted wardrobes, double glazed window, radiator.

Bedroom 2: 10' 5" x 8' 6" (3.18m x 2.58m) Ceiling light point, radiator, double glazed window, fitted wardrobes.

Bathroom: 7' 3" x 5' 10" (2.20m x 1.78m) Ceiling light point, double glazed window, radiator, three piece white suite incorporating a wc, vanity unit with sink, panelled bath, with mixer tap and shower, tiled floor with splashback to the walls.

Outside: Private enclosed rear garden with a patio area and ample parking.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years from 12 May 1949.

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band C with Bolton Council at an approximate cost of around £1472 per annum.

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

