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**MORRIS GREEN LANE, MORRIS GREEN, BOLTON
BL3 3LS**



- Extended mid terrace
- Ever popular location
- Three bedrooms
- Two reception rooms
- Open plan kitchen into diner
- 3pc shower room
- Enclosed garden to rear
- No upward chain



OIRO £89,995

BOLTON

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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. C W Pearson.

An extended three bedroom mid terrace property offered for sale with early vacant possession and no further upward chain. Set in the consistently popular residential area of Morris Green the property is ideally placed for easy access to the area and there is excellent amenities which include: primary and secondary schools, transport links, shops, restaurants, easy access to the motorway network, easy access to the bus network and the beautiful local countryside. The property has been extended to the ground floor and the upper floor has been modified from its original two-bedroom design to create three bedrooms and a shower room. The accommodation briefly comprises: entrance vestibule, lounge, dining room which opens directly into the kitchen, first floor landing, three bedrooms and the shower room. Externally there is an enclosed easy maintenance garden area to the rear and a pretty front garden set behind decorative railings. This may be an ideal opportunity to update and customise a home to your own specific standards and tastes. Alternatively it may make a superb addition to a buy to let property portfolio. The sellers of the property also own the Freehold and this will be included in the sale. Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then 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:

Entrance vestibule 3' 1" x 3' 2" (0.942m x 0.956m)

Lounge 13' 3" x 13' 0" (4.027m x 3.970m) Measured at maximum points. UPVC window to the front, gas fire with marble and timber surround and mantle.

Dining Room 13' 3" x 12' 1" (4.039m x 3.681m) Turning staircase off to the first floor with built under stairs storage space, the dining room opens directly into the kitchen creating an open plan and light space.

Kitchen 12' 3" x 9' 11" (3.737m x 3.024m) Fitted with matching: drawers, base and wall cabinets, stainless steel single bowl sink and drainer, UPVC window overlooking the rear garden, UPVC rear entrance door, Baxi slimline gas heater, plumbed for a washing machine.

First Floor Landing 9' 4" x 5' 10" (2.854m x 1.785m) Measured at maximum points. Loft access point.

Bedroom One 13' 3" x 8' 4" (4.036m x 2.550m) UPVC window to the front, built-in wardrobe/storage space, gas heater.

Bedroom Two 9' 0" x 7' 0" (2.747m x 2.133m) UPVC window overlooking the rear garden, wall mounted gas heater.

Bedroom Three 5' 11" x 6' 1" (1.805m x 1.862m) UPVC window overlooking the rear garden.

Shower Room 8' 10" x 7' 7" (2.692m x 2.314m) Measured at maximum points. A three-piece white bathroom suite comprising WC, pedestal wash hand basin and excellent size glass shower enclosure with electric shower, extractor.

Rear Garden The rear garden is fully enclosed and designed for easy maintenance and all around use with a flagged finish.

Front Garden The front garden is sat behind a low-level brick wall and is well presented with a land section, colourful shrubs and small trees with wrought iron decorative railings and pedestrian gate.

Chain Details The property is offered for sale with early vacant possession and no further upward chain.

Tenure The Freehold is owned by the sellers and will be included in the sale.

Viewings Viewing is highly recommended to appreciate all that is on offer, in the first instance there is a walk through viewing video to watch, and then 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? If you are thinking of selling 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.

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).



Please note: all viewings are by appointment only through our BOLTON Office