



Independent Estate Agents

Cardwells

Since 1982

cardwells.co.uk

FAIRBAIRN STREET, HORWICH, BL6 5NF



- Mid terraced house
- Sold with tenant in situ
- Buy to let landlord investment
- Sought after location
- Close to good amenities
- Useful loft room
- 2 Bedrooms
- Viewing by appointment



£125,000

BOLTON

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281 E: bolton@cardwells.co.uk

LETTINGS & MANAGEMENT

E: lettings@cardwells.co.uk

T: 01204 381 281

BURY

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215 E: bury@cardwells.co.uk

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.

Attention buy to let landlords! Offered for sale with a tenant in situ, A traditional two bedroom mid terraced house, situated in a very popular and convenient location, close to Horwich town centre, good schools and transport links. The property is currently rented out and will be sold with the tenants in situ. Viewings through Cardwells Estate Agents Bolton 01204 381282, bolton@cardwells.co.uk. The accommodation briefly comprises; Vestibule , lounge, kitchen. On the first floor there are two bedrooms and a shower room. A doorway and staircase leads to a useful loft room. Outside there is a small garden to the front and a paved rear yard. The property also benefits from uPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC front door

Vestibule:

Lounge: 12' 9" x 12' 0" (3.88m x 3.65m) Window front aspect, wall mounted gas fire, radiator door leading to

Kitchen: 12' 2" x 11' 8" (3.71m x 3.55m) uPVC double glazed window and door rear aspect, fitted wall and base units with working surfaces, inset single bowl single drainer stainless steel sink, space for a cooker, space for washing machine, space for a fridge freezer, radiator, staircase leading to

Landing: Doors leading to

Bedroom 1: 13' 0" x 12' 1" (3.96m x 3.68m) uPVC double glazed window front aspect, radiator below.

Bedroom 2: 8' 9" x 7' 0" (2.66m x 2.13m) uPVC double glazed window rear aspect, radiator below.

Shower room: 8' 8" x 5' 3" (2.64m x 1.60m) Window rear aspect, three-piece suite comprising, wash basin, radiator.

From the landing there is a door and staircase leading to

Loft room: 15' 6" x 11' 3" (4.72m x 3.43m)
Velux window, radiator.

Outside: Outside there is an enclosed yard to the rear

Tenure: We are advised the property is Freehold.

Council tax band: The band is A

Viewings: All viewings are by advance appointment with Cardwells Estate Agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Thinking of selling: If you are thinking of selling a property, perhaps Cardwells can be of assistance? A accurate up-to-date property valuation may be an ideal place to start your next move planning and we provide these free of charge and with no obligation. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

Arranging a mortgage: Cardwells can introduce you to Independent Financial Advisors who will be pleased to help you find the right mortgage. Appointments can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, 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

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

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).

