

ELLESMERE ROAD, MORRIS GREEN, BL3 3JN



- Modern mews style house
- No upward chain involved
- 2 beds, lounge, kit breakfast room
- Close to good local amenities
- Ideal 1st time home or investment
- Gardens front & rear, driveway
- UPVC double glazed
- Viewing recommended

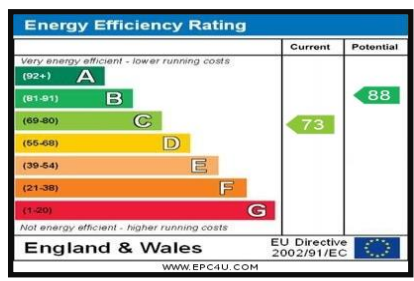


£155,000

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Cardwells are pleased to offer for sale, this two bedroom modern mews style property, with no upward chain involved. The property is at the end of three houses and conveniently placed close to transport links, shops, schools and other local amenities. This would make an ideal first time purchase or perhaps as an investment property. Viewing is highly recommended through Cardwell estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk The accommodation briefly comprises entrance porch, lounge and a kitchen, breakfast room. Upstairs, there are two bedrooms and the bathroom. Outside there are gardens to both the front and rear along with a paved driveway, which provides ample off-street parking. The property also benefits from UPVC double glazing and gas central heating. Viewing is highly recommended through Cardwell estate agents, Bolton, (01204) 381281, bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Porch: UPVC double glazed door leading to:

Lounge: 14' 7" x 11' 10" (4.44m x 3.60m) UPVC double glazed window to the front aspect, radiator below, wall mounted electric fire, built in under stairs storage cupboard, spindled staircase leading to the landing.

Kitchen Breakfast Room: 9' 11" x 11' 9" (3.02m x 3.58m) UPVC double glazed window and door to the rear garden, fitted wall and base units, work top surface, inset sink unit with mixer tap, built in oven and grill, inset four ring gas burner hob, concealed extractor hood above, space for a washing machine, radiator, tiled floor.

Landing: UPVC double glazed window side aspect, access to the loft, doors lead to:

Bedroom One: 11' 8" x 11' 10" (3.55m x 3.60m) UPVC double glazed window to the front aspect, wardrobe with a sliding door, built-in airing cupboard.

Bedroom Two: 13' 0" x 6' 10" (3.96m x 2.08m) UPVC double glazed window to the rear aspect, radiator below, fitted wardrobes with overhead storage cupboards.

Bathroom: 9' 0" x 4' 8" (2.74m x 1.42m) UPVC frosted double glazed window to the rear aspect, white suite comprising, enclosed bath with a shower above, close WC, wash hand basin, part tiling to the walls, chrome plated towel rail.

Outside There is a laid to lawn garden and a paved driveway provides off-street parking and leads along the side elevation. There is a paved area to the rear and steps lead up to a raised garden, which is mainly laid to lawn. The remainder of the garden slopes up to the top which is also laid to lawn.

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

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

Council Tax: Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 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. A walk through viewing video is available to watch in the first instance.

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

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