

Independent Estate Agents
Cardwells Est. 1982

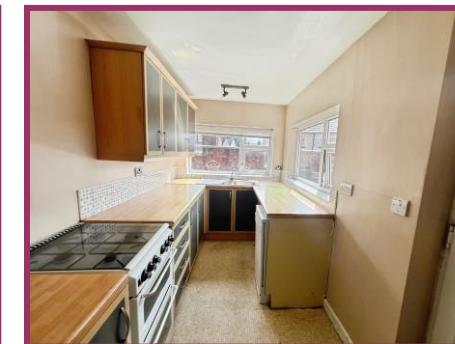
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Cardwells Est. 1982

www.cardwells.co.uk

MOORFIELD GROVE, TONGE MOOR, BL2 2LQ



- Fabulous investment/first time purchase
- Two reception rooms/extended kitchen
- Landing/two fitted bedrooms
- Three piece family shower room
- Garden fronted/enclosed yard to rear
- No onward chain! vacant possession
- Close to excellent amenities/schools
- Warmed by gas CH/UPVC double glazed



Offers Over £130,000

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

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

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Attention investors and first time buyers! Cardwells Estate Agents Bolton offer to the market this two bed, two reception room mid terrace property on Moorfield Grove in Tonge Moor. Available with no upward chain and vacant possession the area is well served with fabulous amenities, excellent transport links with popular nurseries and schools all within a short commute. Warmed via gas central heating and UPVC double glazed throughout. Briefly comprising: UPVC entrance door, lounge, dining room, extended kitchen, landing, two good bedrooms and a family shower suite. There is a garden to the front and there is a small enclosed yard to the rear. A personal inspection comes with our highest recommendations and this can easily be arranged by ringing Cardwells Estate Agents Bolton, seven days a week on 01204 381281 or via email at bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Vestibule: UPVC entrance door into the vestibule with frosted skylight, timber door giving access to:

Lounge: 14' 9" x 13' 0" (4.49m x 3.96m) Feature exposed brick fireplace, UPVC double glazed window, wall mounted radiator.

Dining Room: 11' 8" x 13' 0" (3.55m x 3.96m) staircase giving access to the landing, UPVC double glazed window, under stairs storage cupboard, wall mounted radiator.

Kitchen: 14' 0" x 6' 2" (4.26m x 1.88m) Fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, matching roll edge worktops, space for white goods, two uPVC double glazed windows, UPVC door giving access to the rear.

Landing: Loft access point.

Bedroom One: 14' 0" x 13' 0" (4.26m x 3.96m) Built in wardrobes, UPVC double glazed window, wall mounted radiator.

Bedroom Two: 10' 0" x 8' 8" (3.05m x 2.64m) Built in wardrobes, wall mounted gas combination boiler, UPVC double glazed window, wall mounted radiator.

Bathroom: 5' 7" x 5' 9" (1.70m x 1.75m) Three piece suite comprising WC, pedestal wash basin, corner shower cubicle with electric shower, wall tiling to the majority, frosted uPVC double glazed window, wall mounted radiator.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 68 m².

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold - 999 years from August 1906, annual ground rent is £2.00.

Council Tax: Cardwells Estate Agents Bolton pre market researcher indicates that the council tax is band A with Bolton Council at an approximate cost of around £1506.00 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

