

Independent Estate Agents Est. 1982
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SAPLING ROAD, MORRIS GREEN, BL3 3QG



- Three bedroom end terrace
- Two reception rooms
- Kitchen with Range style cooker
- Worcester gas combi C.H boiler
- White 3pc bathroom suite
- Sold with no upward chain delay
- Enclosed easy maintenance rear garden
- EPC: D. Viewing video to watch



Offers in the Region Of £179,950

BOLTON

11 Institute St, Bolton, BL1 1PZ

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E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ

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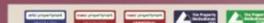
LETTINGS & MANAGEMENT

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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.

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Offered for sale with early vacant possession and no further upward chain delay is this two reception room, brick built end terraced home situated in a consistently popular residential location, being with an easy reach of the motorway network, Royal Bolton Hospital, houses of worship, shops, sporting clubs, schools and leisure facilities. The approximate floor area is around 839.5 ft.² with accommodation that briefly comprises: entrance vestibule, reception hallway, Bay window living room, dining room, fitted kitchen complete with range style cooker, fridge freezer and dryer, first floor landing, three bedrooms, three-piece white bathroom suite. Externally, there is an enclosed easy maintenance garden area to the rear.

The property benefits from the vast majority being uPVC double glazed, a Worcester gas combination central heating boiler and in our opinion this may well make a ideal home for growing families, first time buyers are perhaps landlords looking to expand their rental property portfolio. There is so much to appreciate it can only be fully appreciated via a personal viewing appointment, in the first instance there is a walk-through viewing video available to watch and then a viewing can be arranged by calling; Cardwells Estate Agents Bolton on 01204 381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 78 m²/839.5 ft.² with accommodation over two levels.

Entrance vestibule: 3' 3" x 3' 3" (0.995m x 0.995m) Single glazed entrance door with single glazed window above, mosaic tiled floor.

Hallway: 12' 10" x 3' 3" (3.921m x 0.995m) Radiator. Neutral decorations. New carpet in 2026.

Living room: 15' 0" x 11' 8" (4.569m x 3.561m) Measured at maximum points into the uPVC bay window complete with fitted blinds, radiator, part panelled walls, feature fireplace with electric fire, wood laminate flooring, double doors into the dining room.

Dining room: 14' 6" x 11' 1" (4.432m x 3.382m) uPVC window to the rear with blinds, wood laminate flooring, neutral decorations, radiator.

Kitchen: 11' 11" x 7' 8" (3.628m x 2.332m) A matching fitted kitchen with a range of drawers, base and wall cabinets, freestanding range style cooker with seven ring gas hob, two ovens, grill and storage drawer, stainless steel single bowl sink and drain out with mixer tap over, freestanding dryer, freestanding fridge freezer, radiator, door off to the stairs storage space, door off to the rear garden.

First floor landing: New carpeting installed in 2026, neutral decorations, loft access point.

Bedroom 1: 16' 3" x 11' 5" (4.959m x 3.485m) Wood laminate flooring, fresh neutral decorations, uPVC window to the front, fitted blinds.

Bedroom 2: 10' 0" x 8' 9" (3.038m x 2.678m) uPVC window to the rear, radiator, carpet installed in 2026, neutral decorations, Fitted Blinds.

Bedroom 3: 8' 10" x 7' 10" (2.687m x 2.396m) uPVC window to the rear with fitted blinds, radiator, neutral decorations, new carpet installed in 2026.

Rear garden: The rear garden is fully enclosed and enjoys a relatively easy maintenance design with golden gravel and a deck patio area.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Chain details: The property is sold with vacant possession and no further upward chain delay.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is Leasehold enjoying a term of 999 years from 24th June 1907, our client advised that of the annual ground rent is no more than £5 per annum.

Council tax: The property is located in the borough of Bolton and the Council tax band rating is A with an approximate annual cost of around £1,511

Flood risk information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "very low" risk of flooding.

Conservation area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within 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 at your convenience.

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

