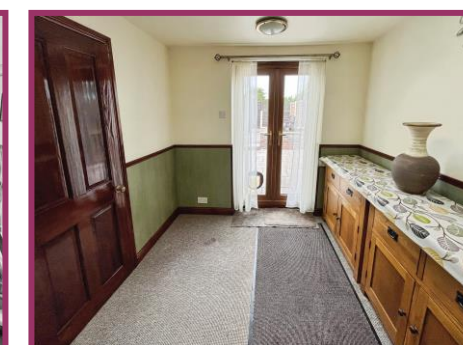




MOSS COLLIERY ROAD, SWINTON, M27 6LH



- Beautiful extended terraced cottage
- No onward chain
- Two bedrooms
- Two reception rooms
- Bathroom and shower room/wc
- Low maintenance gardens
- Field views to the front and the rear
- Close to local amenities and commuter routes



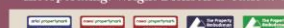
£200,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Situated off the beaten track is this beautifully presented terraced/cottage that is offered for sale with NO ONWARD CHAIN. This superb property offers that bit of peace and tranquility, but is still within close proximity of many local amenities, the M62 motorway network and a short drive to Manchester City centre. This superb home would be ideal for a young couple, first time buyer or those that are looking to downsize. Internally the property is very well presented and comprises a lounge, kitchen, extended dining room and shower room/wc to the ground floor with two good sized bedrooms and a family bathroom to the first floor. Externally there is gated access to a low maintenance garden at the front with a good sized low maintenance garden to the rear with a flagged patio area, gravelled garden and space for a shed. For further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge: 13' 3" x 13' 3" (4.05m x 4.04m) Ceiling light point, laminate effect flooring, double glazed window to the front, multi fuel burning stove, radiator.

Kitchen: 13' 2" x 9' 11" (4.02m x 3.03m) Understairs storage with space for a fridge/freezer, radiator, range of fitted wall and base units with space for a multi fuel range oven, washing machine, one and a half sink with mixer tap and drainer, tiled floor and walls, double glazed window to the rear, ceiling light point.

Dining room: 9' 7" x 8' 7" (2.92m x 2.61m) Ceiling light point, double glazed skylight, radiator, French doors leading to the rear garden.

Shower room: 9' 7" x 2' 6" (2.93m x 0.76m) Ceiling light point, double glazed window to the rear, wc, walk in shower cubicle, radiator, extractor fan.

Landing: Loft access which is part boarded, ceiling light point.

Bedroom 1: 13' 2" x 10' 6" (4.01m x 3.20m) Ceiling light point, double glazed window to the front, radiator, fitted wardrobes.

Bedroom 2: 12' 10" x 5' 3" (3.91m x 1.59m) Radiator, double glazed window to the rear with views over fields, ceiling light point.

Bathroom: 9' 11" x 4' 8" (3.01m x 1.42m) Ceiling light point, three piece suite incorporating a wc, wash hand basin, panelled bath, radiator, part uPVC panelling and part tiled splashback to the walls, storage cupboard with wall mounted boiler.

Externally: Gated access to a low maintenance garden at the front with a good sized low maintenance garden to the rear with a flagged patio area, gravelled garden and space for a shed.

Agents Note: The vendor informs us that the property has mains water but not mains drainage. Instead it's a septic tank which is located in the grounds of number 1 Moss Colliery Road. They pay approx £40 every 4 years for it to be emptied, inspected and serviced.

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

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold, 990 years from 13 December 1862

Council tax: Cardwells estate agents Bolton research indicates the band is A, annual charges of £1635

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: 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 property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (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 Estate Agents Bolton 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.

