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MOSLEY COMMON ROAD TYLDESLEY, M29 8PR



- Spacious semi detached
- No upward chain
- Close to V1 bus network
- Good local amenities
- Loftroom via ladder access
- Conservatory
- Garage & generous driveway
- Ideal family home



£265,000

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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 Est. 1982

Offered for sale with no chain involved, is this three bedroom family size semi detached home enjoying a generous corner plot with garden areas to the front, side and rear. Situated in a convenient location, the property is ideally placed for popular schools, shops, transport links including the V1 bus route and access to the motorway network. The accommodation on offer briefly comprises: hallway, open plan lounge/diner, conservatory, fitted kitchen, landing, three bedrooms and a four piece bathroom suite with freestanding bath and double size shower area. There is a loft room with window and radiator accessed via a drop-down ladder. Externally there is a garage served by a gated driveway providing additional private off-road parking and generous gardens.

Please call Cardwells estate agents, 0161 794 3434, mail@cardwells.co.uk, www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway 14' 7" x 5' 11" (4.44m x 1.80m) uPVC double glazed windows and entrance door, radiator, spindled staircase off to the first floor, wood laminate flooring.

Kitchen 9' 8" x 9' 0" (2.94m x 2.74m) Fitted kitchen with a range of matching: drawers, base and wall cabinets, stainless steel sink with mixer tap over, uPVC double glazed window, wall tiling, side entrance door.

Lounge/Diner 24' 4" x 12' 3" (7.41m x 3.73m) Measured at maximum points into the bay window. uPVC double glazed bay window to the front, double doors opening into the conservatory, radiator

Conservatory 10' 8" x 10' 6" (3.25m x 3.20m) uPVC double glazed windows and sliding patio door off to the rear garden, radiator.

Bedroom One 12' 0" x 10' 10" (3.65m x 3.30m) uPVC double glazed window to the front, radiator, fitted wardrobes to one wall.

Bedroom Two 15' 9" x 9' 8" (4.80m x 2.94m) uPVC double glazed window to the rear, radiator.

Bedroom Three 9' 1" x 7' 0" (2.77m x 2.13m) uPVC double glazed window to the front, built-in storage space.

Bathroom 9' 8" x 9' 4" (2.94m x 2.84m) A four piece bathroom suite with feature oval freestanding bath with tall tap and handheld shower, double size shower area with overhead shower wash hand basin and dual flush WC, two double glazed windows.

Loft Room 14' 0" x 9' 1" (4.26m x 2.77m) Accessed from a drop down ladder on to the landing. The loft room has a window to the rear, radiator with eaves storage off.

Gardens The property enjoys an excellent size plot with garden areas to the front side and rear. The rear garden is predominantly laid to lawn with fencing to the side and rear, flagged patio area. The front garden is sat behind mature trees which enhance the privacy of the property.

Garage Garage to the side of the property with an up and over vehicle door. The garage is served via a driveway which provides additional private off-road parking.

Viewings Are available 7 days a week with Cardwells Estate Agents 0161 794 343 or email us at lettings@cardwells.co.uk

Council tax: Cardwells estate agents research shows the property is band C annual charges of £1500

Tenure: Cardwells estate agents research shows the property is Freehold

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

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

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 on, emailing: mail@cardwells.co.uk or visiting: www.Cardwells.co.uk

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents 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 0161 7943434, email: mail@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

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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

