



**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**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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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](mailto: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](mailto:mail@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:mail@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

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