



**CHADDOCK LANE, WORSLEY, M28 1DD**



- 2 Bedrooms
- Mid terrace home
- 2 reception rooms
- Modern kitchen
- 2 good size bedrooms
- Modern decor
- Popular location
- Low maintenance garden



**Offers in Excess of £210,000**

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A beautifully presented two bedroom mid terrace property on the ever popular Chaddock Lane in Worsley. Situated just off Leigh Road and as such being ideally positioned for fabulous transport links via the M60 motorway network, local popular bars and restaurants with schools and nurseries all within close proximity. The property is of a freehold tenure and briefly comprises: Composite entrance door, lounge, dining room with double doors leading to the rear garden, professionally fitted kitchen, enclosed staircase to the landing, two bedrooms and a well appointed three piece from bathroom suite. To the outside is readily available on street parking with a low maintenance garden to the front and to the rear is a lovely split level garden complete timber decked seating area, lawn and flower beds. Viewings can easily be arranged by contacting Cardwells Estate Agents Bolton on 01204 381281 or via email at [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk).

**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite entrance door into.

**Lounge:** 12' 2" x 14' 6" (3.71m x 4.42m) Feature fireplace and surrounded with inset living flame gas fire, uPVC double glazed window, wall mounted radiator.

**Dining room:** 12' 3" x 14' 6" (3.73m x 4.42m) Enclosed staircase to the upper landing, double uPVC doors giving access to the rear, wall mounted radiator.

**Kitchen:** 9' 0" x 6' 1" (2.74m x 1.85m) Professionally fitted kitchen comprising stainless steel sink with mixer tap over, base and wall units, oven, four ring hob with extractor above, integrated dishwasher, space for white goods, complementary brick tiled splash backs, worktops, composite door giving access to the rear.

**Landing:** 5' 8" x 7' 0" (1.73m x 2.13m)

**Bedroom 1:** 12' 3" x 14' 6" (3.73m x 4.42m) uPVC double glazed window, built in wardrobe, wall mounted radiator.

**Bedroom 2:** 9' 9" x 7' 8" (2.97m x 2.34m) uPVC double glazed window, wall mounted radiator.

**Family bathroom:** 5' 7" x 6' 8" (1.70m x 2.03m) Three piece suite comprising WC, pedestal wash basin, bath with electric shower and fitted glass screen, full wall tiling, inset ceiling spotlights, frosted uPVC double glazed window, wall mounted radiator.

**Viewings:** Please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual £1635

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very 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](mailto:bolton@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. 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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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