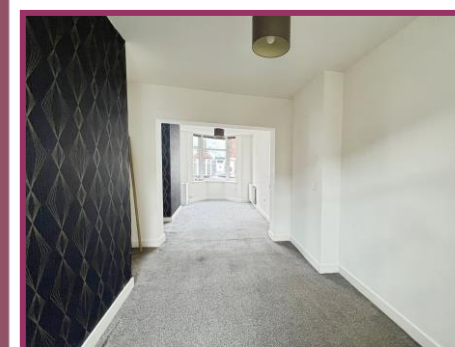


MARY STREET EAST, HEATON, BL6 7JS



- Bay fronted two bed mid terrace
- Reception hallway/through lounge diner
- Professionally fitted kitchen/landing
- Two double bedrooms/family bathroom
- Garden fronted/enclosed yard to rear
- No onward chain! Vacant possession
- Readily available on street parking
- Warmed by gas ch/uPVC double glazed



£140,000

BOLTON
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Incorporating: Wright Dickson & Catlow, WDC Estates



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Offered to the open market is this chain free bay fronted 2 bed terrace on Mary Street East in the ever popular location of Horwich. Situated on a quiet street of similar properties and close to the centre where you will find an array of popular bars and restaurants, excellent transport links and amenities with highly recommended local nurseries and schools all within the catchment area. We feel the property will be of particular interest to first time buyers and investors looking to add to a rental portfolio. Briefly comprising: Composite entrance door, reception hallway with an enclosed staircase to the landing, open plan lounge diner, professionally fitted kitchen, landing, 2 double bedrooms and a three piece bathroom suite. To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear. Viewings are welcomed, 7 days a week by in the first instance watching the online walkthrough video and ringing Cardwells Estate Agents Bolton on 01204 381281 and via email at bolton@cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hallway: 14' 6" x 3' 1" (4.42m x 0.94m) Composite entrance door into the hallway with wall mounted radiator, enclosed staircase to the landing.

Lounge: 13' 6" x 8' 11" (4.11m x 2.72m) uPVC double glazed bay window, wall mounted radiator,

Dining Room: 12' 11" x 10' 1" (3.93m x 3.07m) uPVC double glazed window, wall mounted radiator.

Kitchen: 7' 10" x 6' 2" (2.39m x 1.88m) Professionally fitted kitchen comprising stainless steel sink unit with mixer tap over, base and wall units, oven, four ring hob with extractor above, space for a cooker and washing machine, uPVC double glazed window, cupboard housing the gas combination boiler, uPVC door giving access to the rear.

Landing: 13' 1" x 4' 6" (3.98m x 1.37m)

Bedroom One: 10' 11" x 12' 6" (3.32m x 3.81m) Two uPVC double glazed windows, wall mounted radiator.

Bedroom Two: 13' 0" x 7' 3" (3.96m x 2.21m) uPVC double glazed window, wall mounted radiator.

Bathroom: 7' 10" x 6' 2" (2.39m x 1.88m) Three piece suite comprising wc, pedestal wash hand basin, bath with T bar mixer shower and fitted glass screen, frosted uPVC double glazed window, wall mounted heated towel rail.

Outside: To the outside is garden fronted with readily available on street parking and there is an enclosed yard to the rear.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.02 acres.

Tenure: Cardwells Estate Agents Bolton research shows the property is Leasehold 999 years (less 10 days) from 29 September 1885

Council Tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Flood Risk: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows the property is not in 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.

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

