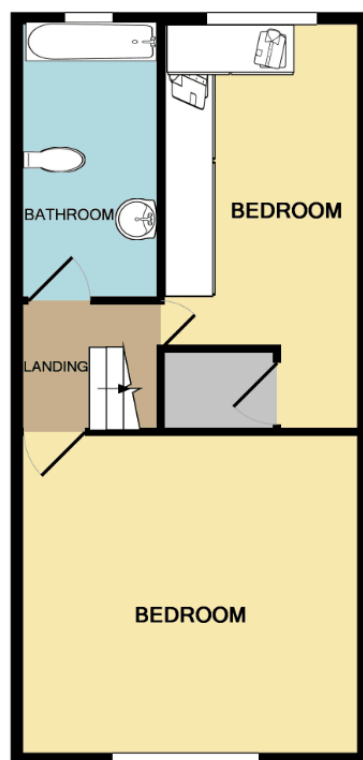
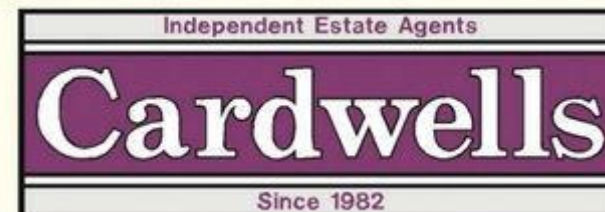


GROUND FLOOR



1ST FLOOR



www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

OLD CLOUGH LANE, WORSLEY, M28 3HZ



- Extended 2 Bed Terrace
- Spacious Interior, 2 Reception Rms
- Popular & Convenient Location
- Some Updating Required
- Offers Great Potential
- Close To Transport Links
- Parking To Rear
- Viewings By Appointment



£99,995

CARDWELLS BOLTON
11 Institute Street BL1 1PZ
t: 01204 381 281
e: bolton@cardwells.co.uk

CARDWELLS BURY
14 market Street BL9 0AJ
t: 0161 761 1215
e: bury@cardwells.co.uk

WHITEFIELD/PRESTWICH
44 Bury Old Rd M45 6TL
t: 0161 773 1011
e: whitefield@cardwells.co.uk

CARDWELLS M28
6 Memorial Rd M28 3AQ
t: 0161 794 3434
e: m28@cardwells.co.uk

Fivegate Ltd. Registered in England No. 1822919 Registered Office: 44 Bury Old Road, Whitefield, Manchester, M45 6TL. Directors: R.W.L. Cardwell, A.R. Cardwell, C. Pearson

Cardwells are pleased to offer for sale this two-bedroom mid terrace house, close to Ellesmere Golf Club, schools and transport links. The property needs updating, but offers great potential. Viewings are strictly by appointment via our Walkden office on 0161 794 3434.

The spacious accommodation briefly comprises: Lounge, separate dining room and an extended kitchen. On the first floor, there are two good size bedrooms and a bathroom. Outside there is a garden to the front and a paved garden to the rear, which could be utilised for off road parking.

The property also benefits from uPVC double glazing.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Lounge 12' 10" x 13' 8" (3.91m x 4.16m) uPVC front door and window to the front aspect, feature fireplace incorporating a living flame gas fire and mounted onto a marble hearth.

Dining Room 9' 8" x 13' 7" (2.94m x 4.14m) Feature fireplace incorporating a living flame gas fire and mounted onto a marble hearth, built in under stairs storage.

Kitchen 6' 9" x 13' 1" (2.06m x 3.98m) Two uPVC double glazed windows and door to the rear aspect, range of fitted wall and base units with complementary work surfaces and splash backs. Inset stainless steel sink and drainer unit, space for a washing machine, fridge/freezer and cooker.

Staircase to landing and doors leading to:

Bedroom One 12' 11" x 13' 9" (3.93m x 4.19m) uPVC double glazed window to the front aspect.

Bedroom Two 12' 9" x 7' 7" (3.88m x 2.31m) uPVC double glazed window to the rear aspect, fitted storage cupboards.

Bathroom 7' 3" x 5' 10" (2.21m x 1.78m) uPVC double glazed window to the rear aspect and fitted with a three piece suite comprising of, panel enclosed bath, low level WC, wash basin and a wall mounted electric heater.

External To the front there is a delightful garden which has plant and tree displays. To the rear the garden is mainly paved with gates to give access for parking.

Price £99,995

Disclaimer This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure 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 brochure content, 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 and should be used as such by any interested party.



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Garden



Rear

Please note: all viewings are by appointment only through our WALKDEN Office