



EPC



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PEEL PARK CRESCENT, LITTLE HULTON, M38 0BX



- 3 bed detached
- Vacant possession
- Updating required
- Popular & convenient location
- Close to Walkden Centre
- Gardens to front & rear
- Driveway & garage
- Viewing recommended!



£129,950

BOLTON

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Incorporating: Wright Dickson & Catlow. WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. C W Pearson.

A 3-bedroom detached with vacant possession! Cardwells are pleased to offer for sale this three-bedroom detached house, situated within a popular and convenient location, close to Walkden Centre. The property is vacant with NO UPWARD CHAIN and needs updating and would make an ideal family home. Viewing is recommended! The accommodation briefly comprises; Entrance hall, lounge and an open plan kitchen and dining room. Upstairs there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear. A driveway leads to a single garage with an up and over door. The property also benefits from UPVC double glazing to the majority and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC Double Glazed Entrance Door

Entrance Hall 11' 0" x 5' 10" (3.35m x 1.78m) uPVC frosted double glazed window to the side aspect, staircase to landing two built in storage cupboards and radiator.

Lounge 11' 0" x 14' 5" (3.35m x 4.39m) uPVC double glazed window to the front aspect, feature fireplace incorporating a gas fire with a tiled inner hearth, coving and Radiator. Archway through to:

Open Plan Dining Area uPVC double glazed window to the rear aspect, coving and radiator.

Kitchen/Diner 6' 9" x 20' 7" (2.06m x 6.27m) Window and door to the rear aspect, fitted with a range of matching wall and base units with complementary work surfaces and tiled splash backs, inset 1/2 bowl stainless steel sink and drainer unit with mixer tap, space for a cooker and tiled flooring.

Landing 5' 3" x 8' 6" (1.60m x 2.59m) uPVC frosted double glazed window to the side aspect and loft access. Doors leading to:

Bedroom One 9' 4" x 11' 8" (2.84m x 3.55m) uPVC double glazed window to the front aspect and radiator.

Bedroom Two 8' 7" x 11' 8" (2.61m x 3.55m) uPVC double glazed window to the rear aspect and radiator.

Bedroom Three 6' 7" x 8' 6" (2.01m x 2.59m) uPVC double glazed window to the front aspect and radiator.

Bathroom 7' 0" x 8' 6" (2.13m x 2.59m) uPVC frosted double glazed window to the rear aspect, fitted with a four piece suite comprising of a panel enclosed bath, low level WC, tiled shower cubicle and wash hand basin, part tiled walls and radiator.

Externally There is a garden and a driveway to the front which leads to a single garage. To the rear there is a garden which is mainly paved and generous in size.

Price £129,950

Viewings Viewings are by advanced appointments through Cardwells Estate Agents Whitefield 0161 773 1011, whitefield@cardwells.co.uk.

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.



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