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Incorporating: Wright Dickson & Catlow, WDC Estates

PEMBERTON STREET, LITTLE HULTON, MANCHESTER M38 9LR



- Spacious 2 bed mid terrace
- NO UPWARD CHAIN INVOLVED
- Close to good transport links
- Easy reach of Walkden centre
- Generous garden to rear
- UPVC double glazing, GC heating
- Ideal investment or 1st purchase
- Viewing recommended!



£65,000

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A great first time buyer home with a generous rear garden! Cardwells are pleased to offer for sale this spacious two-bedroom mid terrace house, situated just off Manchester Road East. The area is well served with good local shops, schools and transport links. Walkden centre is also close by. The property has NO UPWARD CHAIN involved and would ideally suit a first time purchaser or as a rental investment. The accommodation briefly comprises; Entrance vestibule, lounge which has a feature fireplace and a kitchen dining room. On the first floor of the house there are two good size bedrooms and a bathroom with a modern white suite. Outside there is a generous size garden to the rear. The property also benefits from gas central heating and UPVC double glazing. Viewing is recommended!

Directions M38 9LR

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

UPVC double glazed front door

Vestibule

Lounge 14' 4" x 13' 5" (4.37m x 4.09m) UPVC double glazed window (front aspect) feature fireplace with stone hearth, radiator.

Kitchen/Dining Room 14' 4" x 9' 11" (4.37m x 3.02m) 2 UPVC double glazed windows & a door (rear aspect) fitted modern wall and base units, complimentary work surfaces and tiled splash backs, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, space for automatic washing machine and a cooker, space for a fridge/freezer, radiator, dado rail, built in under stairs storage cupboard.

Stairs leading to landing Loft access point.

Bedroom One 14' 4" x 13' 2" (4.37m x 4.01m) UPVC double glazed window (front aspect) 2 radiators.

Bedroom Two 10' 0" x 8' 4" (3.05m x 2.54m) UPVC double glazed window (rear aspect) built in storage cupboard, radiator.

Bathroom 5' 9" x 6' 6" (1.75m x 1.98m) UPVC frosted double glazed window (rear aspect), modern 3 piece white suite comprising tiled enclosed bath with mixer tap, with a shower above, low level w/c, wash basin with mixer tap, radiator, tiling to the walls, inset spotlights.

Outside To the rear there is a generous size garden, with mature tree and plant borders. There is also a paved pathway with a wooden bark surface aside.

Price £74,950

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 One



Bedroom Two



Bathroom



Rear Garden



Rear Garden

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