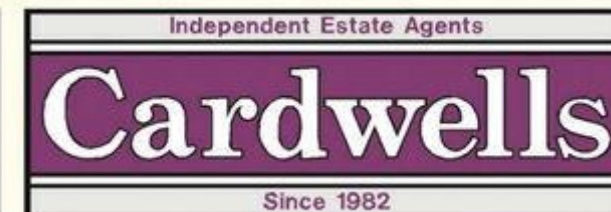


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www.cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates

VICTORIA LANE, SWINTON, M27 9LS



- Modern 3 bed semi detached
- NO UPWARD CHAIN
- Good amenities & schools
- Close to A580 & train station
- Gardens to front & rear
- UPVC double glazing, GC heating
- Allocated parking
- Viewing advised!



£147,500

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

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NO UPWARD CHAIN! Cardwells are pleased to offer for sale this modern three-bedroom semi-detached house. The property is ideally situated for commuting, being within proximity to Moorside Train Station and the East Lancashire Road (A580). The property is offered with the added advantage of no upward chain. Viewing is highly recommended! The accommodation briefly comprises: Entrance hall, Guest WC, lounge, and a kitchen/dining room. On the first floor, there are three bedrooms and a bathroom. Outside there are gardens to the front and rear. There is allocated parking to the side of the house. The property also benefits from UPVC double glazing and gas central heating.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance Hall Upvc double glazed front door, staircase to landing and radiator.

Guest WC Upvc frosted double glazed window to the front, low level WC, wash basin and radiator.

Lounge 15' 4" x 12' 0" (4.67m x 3.65m) Upvc double glazed window to front, caving and radiator.

Kitchen/Diner 15' 5" x 9' 4" (4.70m x 2.84m) Upvc double glazed window and sliding doors to the rear, fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks, built in oven and grill with inset four ring gas hob and extractor hood over, inset stainless steel sink and drainer unit with mixer tap, space for a washing machine and fridge freezer, radiator and built in storage cupboard.

Landing Access to the loft and built in storage cupboard.

Bedroom One 9' 1" x 11' 11" (2.77m x 3.63m) Upvc double glazed window to the front aspect and radiator.

En-suite Upvc frosted double glazed window to the side aspect, low level WC, wash basin, tiled shower cubicle, tiled flooring, extractor fan and radiator.

Bedroom Two 10' 0" x 9' 1" (3.05m x 2.77m) Upvc double glazed window to rear and radiator.

Bedroom Three 7' 5" x 6' 1" (2.26m x 1.85m) Upvc double glazed window to front and radiator.

Bathroom 6' 0" x 6' 1" (1.83m x 1.85m) Upvc frosted double glazed window to rear, fitted with a white three piece suite comprising, panel enclosed bath with shower over, low level WC, wash basin, tiled walls, extractor fan and radiator.

Externally To the front there is a laid to lawn garden and to the rear there is a mainly laid to lawn garden with a paved patio.

Price £147,500

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.



Entrance Hall



Lounge



Kitchen-Dining



Bedroom One



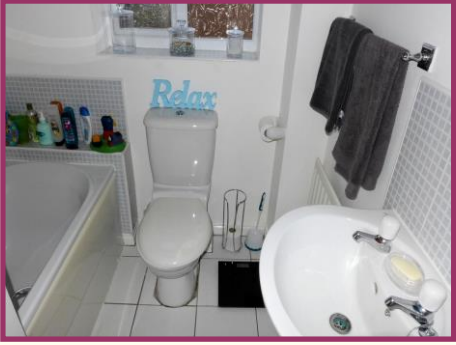
En-Suite



Bedroom Two



Bedroom Three



Bathroom

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