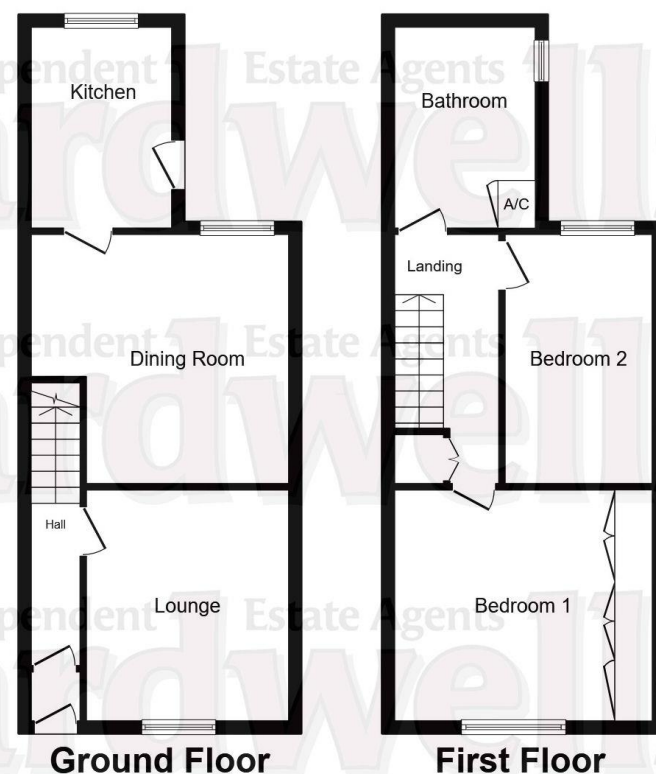




**HEREFORD ROAD, HEATON, BL1 4NJ**



- Spacious mid terrace house
- Popular & convenient location
- Lounge, separate dining room
- Modern bathroom
- Good local amenities
- Ideal 1st time purchase
- Close to Bolton school & park
- Viewing advised



**Offers in the Region Of £130,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

**BURY**

14 Market St, Bury, BL9 0AJ  
 T: 0161 761 1215  
 E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ  
 T: 01204 381 281  
 E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



A very spacious mid terraced house, situated in a very popular and convenient location. Heaton is well served with shops, schools and transport links. Queens Park and Bolton School are close by. The property would make an ideal first time purchase, or a buy to let rental investment. Viewing is recommended to appreciate, though Cardwells estate agents Bolton. 01204 381281 [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) The spacious accommodation briefly comprises Vestibule, entrance hall, lounge, separate dining room, and a kitchen. Upstairs, there are two double bedrooms, and a large bathroom with a modern white suite. Outside there is a small garden to the front and a yard to the rear. The property also benefits from uPVC double glazing and gas central heating.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

uPVC double glazed front door leading to

**Entrance hall:** Wooden flooring, radiator, staircase leading to the landing, door leading to

**Lounge:** 12' 2" x 10' 2" (3.71m x 3.10m) uPVC double glazed window front aspect, traditional style radiator below, feature fireplace incorporating a living flame gas fire mounted on a granite hearth, with a limestone surround, coving and rose to the ceiling.

**Dining room:** 13' 7" x 13' 0" (4.14m x 3.96m) uPVC double glazed window, rear aspect, radiator, below dado rail, coving to the ceiling, sliding doors lead to

**Kitchen:** 10' 7" x 7' 5" (3.22m x 2.26m) uPVC double glazed window and door, rear aspect, fitted wall and base units with working surfaces, tiled splashbacks, inset single bowl, single drainer, stainless steel sink unit with mixer tap, space for a cooker, space for a fridge freezer and a washing machine further space for a low level fridge, radiator.

**Landing:** Built in storage cupboard, access to the loft, doors lead to

**Bedroom 1:** 12' 7" x 12' 3" (3.83m x 3.73m) uPVC, double glazed window front aspect, radiator, fitted wardrobes with overhead storage cupboards.

**Bedroom 2:** 13' 0" x 8' 8" (3.96m x 2.64m) uPVC double glazed window, rear aspect, radiator.

**Bathroom:** 10' 7" x 7' 5" (3.22m x 2.26m) uPVC frosted double glazed window, rear aspect, modern white suite comprising, shower cubicle, free standing bath with mixer tap/shower attachment, close coupled WC, wash basin with mixer tap, tiled floor, part tiling to the walls, traditional style radiator, chrome plated heated towel rail, built in airing cupboard housing the combi central heating boiler, spotlights to the ceiling, extractor fan.

**Outside:** To the front, there is a garden with slate chippings and a raised plant/tree bed aside. To the rear there is an enclosed yard/garden and a gate, gives access to the rear lane.

**Plot Size:** Cardwells Estate Agents Bolton research shows the plot size is approximately 0.04 acres.

**Tenure:** Cardwells Estate Agents Bolton research shows the property is Leasehold.

**Council Tax:** Cardwells Estate Agents Bolton pre marketing research indicates that the council tax is band A with Bolton Council at an approximate cost of around £1306 per annum.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://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

